

# UNOFFICIAL COPY



Mail to:

Greg Edwards  
400 N. LaSalle #1402  
Chicago, IL 60610



0532102151

Doc#: 0532102151 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/17/2005 10:34 AM Pg: 1 of 5

This instrument was prepared by:

Todd Stennes  
Sonnenschein Nath & Rosenthal LLP  
8000 Sears Tower  
Chicago, Illinois 60606

NW 01051709-12

## SPECIAL WARRANTY DEED

THIS Special Warranty Deed is made by 400 NORTH LASALLE STREET LLC, a Delaware limited liability company having an address at 33 West Monroe, Suite 1900, Chicago, Illinois 60603 (the "Grantor") in favor of Greg Edwards, Julie Edwards (the "Grantee").

WITNESSETH that:

The Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, not in Tenancy In Common, but in Joint Tenancy with rights of survivorship, and to its successors, heirs and assigns, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

(See Exhibit A attached hereto and made a part hereof).

Grantor also hereby grants to Grantee, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit for said unit set forth in the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 400 North LaSalle Condominium, a Condominium (the "Condominium Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Condominium Declaration for the benefit of the remaining land described therein. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in the Condominium Declaration the same as though the provisions of said Condominium Declaration were recited and stipulated at length herein.

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

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And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, Grantor WILL WARRANT AND DEFEND, subject to (1) current non-delinquent real estate taxes and taxes for subsequent years; (2) other assessments or installments thereof not due and payable as of the date hereof; (3) the Condominium Act of the State of Illinois; (4) the Condominium Declaration and the Parking REA (as defined in the Condominium Declaration); (5) public, private and utility easements, (6) covenants, conditions and restrictions of record that do not adversely affect Grantee's use of the premises for residential purposes; (7) applicable zoning, planned unit development and building laws, ordinances and restrictions; (8) leases and licenses affecting the common elements of the Condominium; (9) other matters over which the title insurer is willing to insure; (10) acts done or suffered by the Grantee; (11) Grantee's mortgage, if any; (12) the lease, if any, to which Grantee is to take subject pursuant to Paragraph 9 of that certain Condominium Purchase Agreement by and between Grantor and Grantee; and (13) rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for waterways, roads and highways, if any.

If the Grantee hereof is not the person, persons or entity which was the tenant of the property transferred and conveyed pursuant hereto at the time of provision of the Notice of Intent contemplated by 765 ILCS 605/30, then the person, persons or entity which was a tenant of such property at such time has either waived or failed to exercise the right of first refusal or option granted pursuant to such statute or had no right of first refusal or option with respect to the property being transferred pursuant hereto.

IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of October 25, 2005.

400 NORTH LASALLE STREET LLC, a Delaware limited liability company

By: 400 Chicago Group LLC,  
A Delaware limited liability company,  
its Managing Member

By: EMS Associates, L.L.C.,  
an Illinois limited liability company,  
One of its Managing Members

By: *Cheryl Bauhoff*  
Its: *Member*


REAL ESTATE TRANSFER TAX	00294.75	FP326657
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REAL ESTATE TRANSFER TAX	00589.50	FP326703
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# 000008057

# 000010196

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
NOV. - 4.05  
REVENUE STAMP  
  
COUNTY TAX

**STATE OF ILLINOIS**  
REAL ESTATE TRANSFER TAX  
NOV. - 4.05  
DEPARTMENT OF REVENUE  
  
STATE TAX


**CITY OF CHICAGO**  
CITY TAX  
  
NOV. - 4.05  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE  
# 0000009465

REAL ESTATE TRANSFER TAX	04421.25
	FP326675

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The undersigned, a Notary Public in and for said County and State, does hereby certify that Cheryl A. Bancroft, which is on of the managing members of EMS Associates, L.L.C., which is the manager of 400 Chicago Group LLC, which is the manager of 400 North LaSalle Street LLC, a limited liability company formed under the laws of the State of Delaware, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such and appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official on October 25, 2005.

  
\_\_\_\_\_  
Notary Public

My commission expires: 4/1/08



Cook County Clerk's Office

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## EXHIBIT A

### Parcel 1:

Unit 1402 in the 400 N. LaSalle Condominium, together with the exclusive right to use Parking Space 404 and Storage Space S160, limited common elements, as delineated on a survey of the following described real estate:

Lots 1 to 8, inclusive, together with the Private Court South of and adjoining said Lot 2, East of and adjoining said Lots 3 and 4, North of and adjoining said Lots 6 and 7 and West of and adjoining said Lot 8 in the Assessor's Division of Block 9 in Newberry's Addition to Chicago, together with Lots 1 (except that part taken for LaSalle Street) and Lots 2, 3, 4, 5 and 6 (except the East 20 feet of Lot 6) and that part of the East-West 18.00 foot public alley lying North of Lots 1, 2 and 3 (except the East 20 feet of Lot 1 taken for widening LaSalle Street) and lying south of Lots 4, 5 and 6 (except the East 20 feet of Lot 6 taken for widening LaSalle Street) in Block 4 in Wolcott's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all taken as a tract, lying East of a line described as follows: Beginning on the South line of said Lot 8, a distance of 175.12 feet East of the Southwest corner of Lot 5; thence North, perpendicular to said South line, 121.80 feet; thence West, perpendicular to the last described course, 1.46 feet; thence North, perpendicular to the last described course, 9.70 feet; thence West, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 20.00 feet; thence East, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 2.00 feet; thence West, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 20.00 feet; thence East, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 2.00 feet; thence West, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 20.00 feet; thence East, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 16.42 feet; thence East, perpendicular to the last described course, 1.46 feet; thence North, perpendicular to the last described course, 8.53 feet to a point on the North line of said Lot 8, a distance of 174.57 feet East of the Northwest corner of said Lot 1, in Cook County, Illinois.

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as document number 0528710194, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

### Parcel 2:

Easements for the benefit of Parcel 1 as created by Declaration of Reciprocal Easements and Parking and Development Rights, dated November 11, 2001 and recorded March 22, 2002 as document number 20331215, as amended by First Amendment to Declaration of Reciprocal Easements and Parking and Development Rights, dated April 21, 2005 and recorded April 22, 2005 as document number 0511244023 over, upon and across the land described as follows:

Lots 1 to 8, inclusive, together with the Private Court South of and adjoining said Lot 2, East of and adjoining said Lots 3 and 4, North of and adjoining said Lots 6 and 7 and West of and adjoining said Lot 8 in the Assessor's Division of Block 9 in Newberry's Addition to Chicago, together with Lots 1 (except that part taken for LaSalle Street) and Lots 2, 3, 4, 5 and 6 (except the East 20 feet of Lot 6) and that part of the East-West 18.00 foot public alley lying North of Lots 1, 2 and 3 (except the East 20 feet of Lot 1 taken for widening LaSalle Street) and lying south of Lots 4, 5 and 6 (except the East 20 feet of Lot 6 taken for widening LaSalle Street) in Block 4 in Wolcott's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all taken as a tract, lying West of and adjoining Parcel 1, in Cook County, Illinois.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE

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DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office