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Doc#: 0533602104 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/02/2005 09:53 AM Pg: 1 of 6

SPECIAL WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

FIRST AMERICAN TITLE order #

1056344
1 of 2

THE GRANTOR, Grand Plaza Tower, L.L.C., a Delaware limited liability company, for and in consideration of the sum of TEN (\$10.00) and 00/100 - - - DOLLARS and other good and valuable consideration, in hand paid, does hereby GRANT, BARGAIN, AND SELL, unto

BRIAN R. POPELMAYER

for all purposes and together with all improvements and fixtures situated thereon, the following described Real Estate situated in the County of Cook in the State of Illinois (collectively, the "Property"), to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS **EXHIBIT A** AND MADE A PART HEREOF

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees, subject to those matters described in **EXHIBIT B** attached hereto and made a part hereof for all purposes, to WARRANT AND DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

Permanent Real Estate Index Number(s): 17-09-241-033-0000 & 17-09-241-034-0000 (Undivided)

Address of Real Estate: 545 North Dearborn Street, Unit 1109, Chicago, IL 60610

"Grantor also hereby grants Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the 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 property described therein."

"This Deed to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein."

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

Gene

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This instrument was prepared by:

Gregory A. Braun, Esq.
Terrapin Law Group, LLC
217 North Jefferson, 5th Floor
Chicago, Illinois 60661.

Mail Record Deed to:
Peter B. Canalia


18525 So. Torrence Avenue
Lansing, IL 60438

Send subsequent Tax Bill to:
Brian Popelmayer

545 N. Dearborn, #1109
Chicago, IL 60610

Property of Cook County Clerk's Office

CITY TAX




REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

NOV. 21.05

0000019760

REAL ESTATE TRANSFER TAX
02197.50
FP102812

COUNTY TAX




REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

NOV. 21.05

0000019178

REAL ESTATE TRANSFER TAX
00146.50
FP103028

STATE TAX



REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

NOV. 21.05

0000018975

REAL ESTATE TRANSFER TAX
00293.00
FP103027

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EXHIBIT B

- (a) Taxes not yet due and payable.
- (b) Utility easements.
- (c) Environmental No Further Remediation Letter recorded January 28, 1999 as document number 99093876 by Illinois Environmental Protection Agency to American Medical Association.
- (d) Environmental No Further Remediation Letter was recorded July 17, 2000 as document 00528794 by Illinois Environmental Protection Agency to American Medical Association.
- (e) Environmental No Further Remediation Letter was recorded April 6, 2001 as document number 0010278070 by Illinois Environmental Protection Agency to Grand Plaza, LLC.
- (f) The land lies within the boundaries of a special service area as disclosed by Ordinance recorded as document number 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
- (g) Right of the public or quasi-public utilities as disclosed by survey no. C05035 prepared by International Engineering Consultants, Inc. dated November 30, 2004 depicting the following: manhole and traffic signal post and mast arm.
- (h) Right of the public in and to the Bus Shelter located along the East line of the land as disclosed by Survey prepared by International Engineering Consultants, Inc., dated November 30, 2004 as Job Number C05035.
- (i) Future Reservation of easement for CTA Elevator and Underground Improvements located along the Eastern line of the land as disclosed by survey prepared by International Engineering Consultants, Inc., dated November 30, 2004 as Job Number C05035 and also noted in the Residential-Business Planned Development Agreement Number 739 (Paragraph 16).
- (j) Future Reservation of an unrecorded easement in favor of the City of Chicago to allow pedestrian use of portions of the property which lie outside the footprint as shown on the site plan of the building erected on the land and known as The Grand Plaza, to allow the public to utilize those exterior walking areas provided upon the property effectively as an extension of the public sidewalks as disclosed by RBPD Number 739.
- (k) Encroachment of the following as disclosed by survey no. C05035 Prepared by International Engineering Consultants, Inc., dated November 30, 2004: Cloth canopies and metal canopy located mainly on the subject land and onto the land South and adjoining by a range of up to 3.32 feet, Metal canopy on the land located mainly on the subject land and onto the land west and adjoining by approximately 3.02 feet, Overhead metal and glass sign located on the subject land and onto the land south and adjoining by approximately 5.92 feet, Metal and glass sign onto the land north and adjoining by 3.49 feet.
- (l) Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42 Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), relating to use and development contained in the lease to Jewel Food Stores, Inc. as disclosed by a memorandum of lease dated December 24, 2001 and recorded January 8, 2002 as document 0020026190, which does not contain a reversionary of forfeiture clause.

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(m) Lease made by Grand Plaza, LLC, an Illinois limited liability company to Moon Kim and Bon Chul Koo dated November 1, 2003, diminishing the land, and all rights thereunder of, and all acts done or suffered thereunder by, said Lessees or by any party by, through or under said Lessee.

(n) The Operating Agreement for GP2, LLC, a Limited Liability Company, together with all amendments thereto, should be furnished and this commitment is subject to such further exceptions, if any as may then be deemed necessary.

(o) Provisions of the Condominium Property Act and Declaration of Condominium.

(p) Covenants, conditions, restrictions, party wall rights, permits, easements and agreements of record which do not materially adversely affect the use of the Premises as a condominium residence; and

(q) Such other matters, as to which the Title Insurer commit to insure Buyer against loss or damage.

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PARCEL 1:

Unit 1109, in The Residences at Grand Plaza Condominiums, as delineated on a plat of survey of the following described tract of land: Lots 4A and 4B, in the Subdivision at Grand Plaza, as said lots are located and delineated both horizontally and vertically in said subdivision, being a resubdivision of all of Block 25, in Kinzie's Addition to Chicago, in Section 10, also of Block 16 in Wolcott's Addition to Chicago, in Section 9, and also all of the vacated alley, 18 feet wide, in said Blocks 16 and 25 heretofore described, all in Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded December 29, 2003 as document no. 0336327024 which plat of survey is attached as Exhibit "A" to the declaration of condominium ownership recorded October 26, 2005, as document 0529910137, 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 contained in Article 3.4 of the Declaration of Covenants, Conditions, Restrictions and Easements recorded August 3, 2005 as document 0521518064.

Commonly known as 545 North Dearborn Street, Unit 1109
Chicago, Illinois 60610

PIN: 17-09-241-033-0000; and 17-09-241-034-0000