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SPECIAL WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO CORPORATION



Doc#: 0534605007 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/12/2005 09:35 AM Pg: 1 of 4

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

^{6.}
KENNETH COHEN & MERLE COHEN, not as tenants in common but joint tenants

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 1609, 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, as Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject 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.

FIRST AMERICAN TITLE order # 103551
1 of 2

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by _____, _____-President of Tower Manager, Inc., a Delaware corporation, the Manager of Grantor, this 2nd day of November, 2005.

Grand Plaza Tower, LLC, a Delaware limited liability company

By: Grand Plaza Manager, a Delaware corporation
Its: Manager

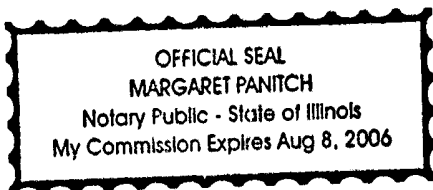
By: [Signature]
Name: James Geleerd
Its: President

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that James Geleerd personally known to me to be the _____ - President of Tower Manager, Inc., the Manager of Grand Plaza Tower L.L.C., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as the _____-President he/she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, on this 28th day of October, 2005.

(Notary Seal)



[Signature]
Notary Public

My Commission Expires: 8/8/06

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This instrument was prepared by:

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

Mail Recorded Deed to:

Marc Sherwood, Esq.

309 W. Washington St., Suite 500

Chicago, IL 60606

Send subsequent Tax Bill to:


Kenneth & Merle Cohen

545 N. Dearborn, #1609

Chicago, IL 60610

CITY TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



CITY OF CHICAGO


NOV. 30. 05

0000020122

REAL ESTATE TRANSFER TAX
02385.00
FP 102812

COUNTY TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



COOK COUNTY

REVENUE STAMP


NOV. 30. 05

0000019878

REAL ESTATE TRANSFER TAX
00159.00
FP 103028

STATE TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



STATE OF ILLINOIS

NOV. 30. 05

0000019627

REAL ESTATE TRANSFER TAX
00318.00
FP 103027

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PARCEL 1:

Unit W11009, 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 W11009,
Chicago, Illinois 60610

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