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0603318011 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 02/02/2006 10:11 AM Pg: 1 of 3

FIRST AMERICAN File # 13

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SPECIAL WARRANTY DEED

GRANTOR, 1400 LAKE SHORE DRIVE CONDOMINIUM RESIDENCES, LLC, an Illinois limited liability company, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WAPRANTS to Michael D. Ansani, a single man ("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

SEE LEGAL CESCRIPTION RIDER ATTACHED HERETO

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assuments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building lays or ordinances, including without limitation building line restrictions; (4) encroachments, utility easements, covenants, conditions, restrictions, public and private easements, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the property as a residential condominum; (5) the Declaration and all amendments and exhibits thereto; (6) provision of the Condominium Property Act of Illinois; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (8) liens and other matters as to which the Title Insurer commits to insure Grantee against loss or damage

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager to be effective as of the 17th day of January, 2006.

> 1400 Lake Shore Drive Condominium Residences, LLC, an Illinois in ated liability company

> > By: 1400 Oak Street Beach, LLC, an Illinois limited liability company, its Manager

> > > Name:

Title: Manager

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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 Michael D. Ansani, as Manager of 1400 Oak Street Beach, LLC, the manager of 1400 Lake Shore Drive Condominium Residences, LLC, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 17th day of January, 2006.

OFFICIAL SEAL CASEY E NAYLOR NOTARY PUBLIC - STA : E OF ILLINOIS MY COMMISSION EXPIRES:07/16/08

This document was prepared by:

Notary Public

Alan L. Fulkerson, Esq. Riordan, Fulkerson, Smith & Coleman

100 North LaSalle Street Twenty-Third Floor Chicago, Illinois 60602

Upon recording return this instrument to:

Carcago, Illinois 60 60 7

Send subsequent tax bills to:

Michael D. Ansani 1127 V. George St. Chicago, Illinois 60657

Permanent Tax Index Number: 17-03-103-027-0000

Property Address: 1400 North Lake Shore Drive, Unit 7A Chicago, Illinois 60610













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LEGAL DESCRIPTION RIDER

Unit Thin 1400 Lake Shore Drive Condominium Association, as delineated on a plat of survey of the following described tract of land: Lots 1, 2, 3, 4, 5, and 6 in Potter Palmer's Resubdivision of Lots 1 to 22 inclusive, in Block 4 in Catholic Bishop of Chicago's Lake Shore Drive Addition to the north half of Section 3, Township 39 north, Range 14 east of the Third Principal Meridian, which plat of survey is attached as Exhibit" D " to the declaration of condominium ownership recorded Lanuary 19, 2006, as document 0601932118, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Grantor also coreby grants to Grantee(s) and his/her/their successors and assigns, as rights and easements appurtenant to a core bove-described real estate, the rights and easements for the benefit of the property set and easements for the above-ner ioned Declaration, and Grantor reserves to itself and its successors and assigns the rights and easements of forth in the Declaration for the benefit of the remaining property described therein.

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

The tenant of the Unit being conveyed either wa ved or failed to exercise his/her option to purchase the subject Unit.