

# UNOFFICIAL COPY



Doc#: 0603318014 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/02/2006 10:14 AM Pg: 1 of 3

FIRST AMERICAN  
File # 313731

V3 07

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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 WARRANTS to Michael D. Ansani, a ~~single~~ <sup>married</sup> man ("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit


### SEE LEGAL DESCRIPTION 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 assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws 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 condominium; (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 17<sup>th</sup> day of January, 2006.

1400 Lake Shore Drive Condominium  
Residences, LLC, an Illinois limited liability  
company

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

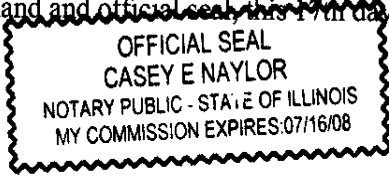
By:   
Name: Michael Ansani  
Title: Manager

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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.



*[Signature]*  
\_\_\_\_\_  
Notary Public

This document was prepared by:

Alan L. Fulkerson, Esq.  
Riordan, Fulkerson, Smith & Coleman  
100 North LaSalle Street  
Twenty-Third Floor  
Chicago, Illinois 60602

Upon recording return this instrument to:

Michael D. Ansani  
1200 N Ashland  
Chicago, Illinois 60622  
Attn: Michael D. Ansani

Send subsequent tax bills to:

Michael D. Ansani  
~~1121 W. George St.~~ 1200 N. Ashland  
Chicago, Illinois 60657-  
60678

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

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

CITY TAX

CITY OF CHICAGO

FEB.-2.06

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

# 000001278

REAL ESTATE TRANSFER TAX
02775.00
FP 102812

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

FEB.-2.06

ENUE STAMP

# 0000022829

REAL ESTATE TRANSFER TAX
00185.00
FP 103028

STATE TAX

STATE OF ILLINOIS

FEB.-2.06

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

# 0000022624

REAL ESTATE TRANSFER TAX
00370.00
FP 103027

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## LEGAL DESCRIPTION RIDER

Unit 7B in 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 January 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 hereby grants to Grantee(s) and his/her/their successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of the property set forth in the above-mentioned Declaration, and Grantor reserves to itself and its successors and assigns the rights and easements set 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 waived or failed to exercise his/her option to purchase the subject Unit.