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Doc#: 0605220066 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/21/2006 08:05 AM Pg: 1 of 3

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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 Aaron Schmidt, a single 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 17th 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

1308599 1/3

By:
Name: Michael D. 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.

Krystyna D Dakof

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:

Aaron C Schmidt
1341 W. Fullerton # 358
Chicago, Illinois 60614
Attn: _____

④ Grantees address
Send subsequent tax bills to:

Aaron C Schmidt
1341 W. Fullerton # 358
Chicago, Illinois 60614

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

Property Address:
1400 North Lake Shore Drive, Unit 12F
Chicago, Illinois 60610

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION RIDER




Unit 25 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.

Property of Cook County Clerk's Office

<p>CITY TAX REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>  <p>FEB.-8.06</p> <p>CITY OF CHICAGO</p> <p># 0000001440</p> <table border="1"> <tr><td>REAL ESTATE TRANSFER TAX</td></tr> <tr><td>02287.50</td></tr> <tr><td>FP102812</td></tr> </table>	REAL ESTATE TRANSFER TAX	02287.50	FP102812	<p>STATE TAX REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>  <p>FEB.-8.06</p> <p>STATE OF ILLINOIS</p> <p># 000022936</p> <table border="1"> <tr><td>REAL ESTATE TRANSFER TAX</td></tr> <tr><td>00305.00</td></tr> <tr><td>FP103027</td></tr> </table>	REAL ESTATE TRANSFER TAX	00305.00	FP103027	<p>COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP</p>  <p>FEB.-8.00</p> <p># 0000023141</p> <table border="1"> <tr><td>REAL ESTATE TRANSFER TAX</td></tr> <tr><td>00152.50</td></tr> <tr><td>FP103028</td></tr> </table>	REAL ESTATE TRANSFER TAX	00152.50	FP103028
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