

UNOFFICIAL COPY

CT, 8331439 ①

This Instrument was prepared by:
David G. Spak, Attorney at Law
One Northfield Plaza, Suite 470
Northfield, Illinois 60093



Doc#: 0612320134 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/03/2006 01:07 PM Pg: 1 of 3

After Recording, Forward to:
Walter A. Rohn, Esq.
6300 North Milwaukee Avenue
Chicago, Illinois 60646

Send Future Tax Bills to:
Mark Grochowski
647 Metropolitan Way, #505L
Des Plaines, Illinois 60016

SPECIAL WARRANTY DEED

THE GRANTOR, METROPOLITAN SQUARE RESIDENTIAL, INC., created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, of 220 North Smith Street, Suite 300, Palatine, Illinois 60067, for the consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS and WARRANTS unto MARK GROCHOWSKI, of 31 Jane Street, New York, New York, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

PIN: 09-17-415-040

ADDRESS OF PROPERTY: Unit 505L, Metropolitan Square Condominium, 647 Metropolitan Way, #505L, Des Plaines, Illinois 60016

Grantor also hereby grants to Grantee, his, her or their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Metropolitan Square Condominium Association made the 27th day of February, 2006, and recorded on March 1, 2006 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0606034006, as amended and supplemented from time to time (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

SUBJECT TO: (a) current non-delinquent real estate taxes and taxes for subsequent years; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof (including Association assessments) not due and payable at the time of Closing; (c) the Illinois Condominium Property Act, including all amendments thereto; (d) the Declaration, including all amendments and exhibits attached thereto; (e) public, private and utility easements recorded at any time prior to Closing (as hereinafter defined) including any easements established by or implied from the Declaration or amendments thereto; (f) covenants, conditions, agreements, building lines and restrictions of record; (g) applicable building and zoning laws, statutes, ordinances and restrictions; (h) road and highways, if any; (i) leases and licenses affecting Common Elements; (j) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of delivery of this Deed and which Grantor shall so remove at that time by using the funds to be paid upon delivery of this Deed; (k) matters over which the company providing title insurance of this Deed is willing to insure; (l) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and (m) Grantee's mortgage. Additionally, Grantor's warranty of title herein shall run only to matters occurring from and after the date Grantor acquired title to the Real Estate.

4-16-06 261155x
REAL ESTATE TRANSFER TAX \$ 2.00 PER 1,000.00
NO. 48229 #505L
647 METROPOLITAN WAY
CITY OF DES PLAINES

396
C-1

BOX 333-CT

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set his hand and seal this 25th day of April, 2006.

METROPOLITAN SQUARE RESIDENTIAL, INC.,
an Illinois corporation

By: *Robert Chace*
Its: Authorized Signatory

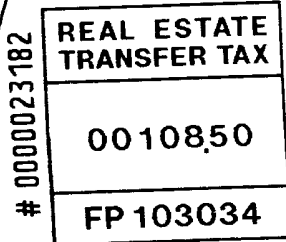
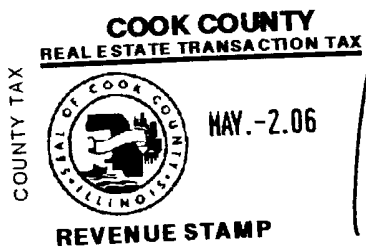
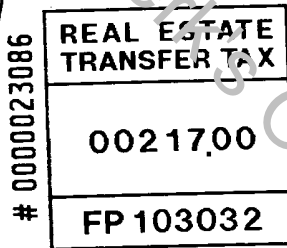
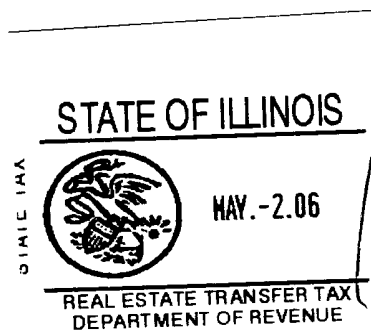
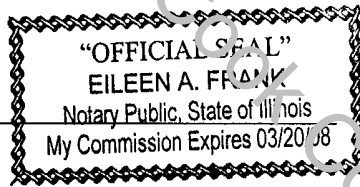
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that *Cori Ferraris* as Authorized Signatory of Metropolitan Square Residential, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, appeared before me this day in person and acknowledged that *RC* signed and delivered the said instrument as *RC* own, free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal this 25th day of April, 2006.

Eileen A. Frank
NOTARY PUBLIC

Commission Expires: _____



UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008331439 D2

STREET ADDRESS: 647 METROPOLITAN WAY

UNT 505L;P-PUB33;S56

CITY: DES PLAINES

COUNTY: COOK

TAX NUMBER:

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT 505L IN THE METROPOLITAN SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT C IN METROPOLITAN SQUARE PHASE I, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 1, 2006 AS DOCUMENT 0606034006 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER S56, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0606034006.

PARCEL 3:

EXCLUSIVE EASEMENT FOR THE BENEFIT OF THE OWNERS OF PARCEL 1 IN THE METROPOLITAN SQUARE CONDOMINIUM, AFORESAID, AS CREATED BY THE EASEMENT AND OPERATING AGREEMENT FOR METROPOLITAN SQUARE RECORDED FEBRUARY 24, 2006 AS DOCUMENT 0605516013, FOR PARKING, INGRESS AND EGRESS WITHIN THE GARAGE PARCEL LOCATED ON PART OF LOT D IN AFORESAID SUBDIVISION KNOWN AS PARKING SPACES RES-33, AS A LIMITED COMMON ELEMENT.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE METROPOLITAN SQUARE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MARCH 1, 2006 AS DOCUMENT 0606034004, FOR STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, COLUMNS AND BEAMS AND ANY OTHER SUPPORTING COMPONENTS IN THE BUILDING, UTILITIES, ENCROACHMENTS, INGRESS AND EGRESS, AND USE OF COMMON WALLS, FLOORS AND CEILINGS.