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Stewart Title of Illiinois 2 North LaSalle # 625 Chicago, Illinois 60602 312-849-4243



Doc#: 0613034016 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 05/10/2006 09:33 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

409

0613034016 Page: 2 of 4

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SFECIAL WARRANTY DEED (ILLINOIS)

STEWART TITLE OF ILLINOIS 2 N. Lasalie Street Sulte 625 Chicago, IL 80602 312-849-4243

THIS INDEXTURE, made this ______ day of April, 2006, between METROPOLIS, LLC, an Illinois limited liability company, party of the first part, and Christine C. Leiss, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her heir(s) and as ag i(s), FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Together with all and singular the hereditame its and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder ard remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditament, and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, her heir(s) and assign(s), FOREVER.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, her heir(s) and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said Premises, against all persons lawfully claiming, or to claim the same by, through or under it, it WILL WARRANT AND DEFEND, subject to:

(i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances and other ordinances of record; (iv) covenants, conditions, restrictions, easements, agreements and building lines of record including but not limited to the Reciprocal Easement and Operating Agreement, Agreement of Covenants and Restrictions and 2 Declaration of Easements, Covenants and Party Wall; (v) party wall rights and agreements (vi) encroachments (provided such do not materially adversely affect the intended use of the real estate); (vii) the Declaration of Condominum Ownership of Metropolis Condominium ("Declaration") as amended from time to time; (viii) the Municipal Code of the City of Chicago; (ix) public and utility easements of record; (x) private easements of record (provided such do not materially adversely affect the intended use of the real estate); (xi) leases, licenses, operating agreements, and other agreements affecting the common elements of the real estate; (xii) limitations and conditions imposed by the Illinois Condominium Property Act; (xiii) installments due after the date hereof for assessments levied pursuant to the Declaration; (xiv) liens and matters of title over which the title insurance company is willing to insure without cost to grantee; and (xv) acts done or suffered by grantee.

PIN: 17-16-206-021-0000 (Underlying)

ADDRESS OF PREMISES:

8 West Monroe Street, Unit # 803, Chicago, Illinois 60603

0613034016 Page: 3 of 4

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EXHIBIT "A"

PARCEL 1: UNIT 803 & P-56 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN METROPOLIS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0610912071 IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

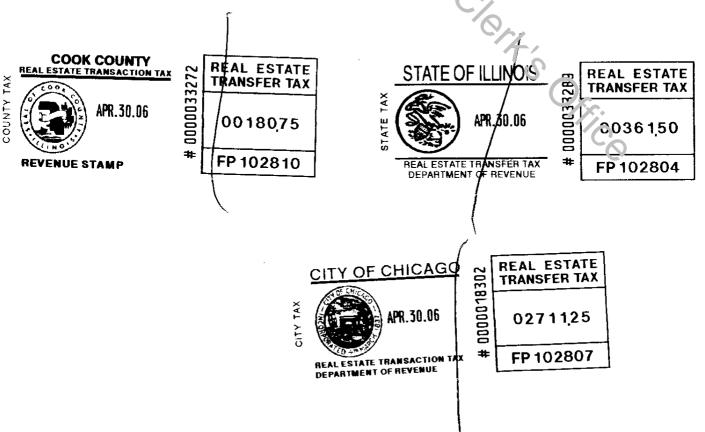
PARCEL 2: PERMANENT AND NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS AND PARTY WALL AGREEMENT RECORDED JUNE 16, 2004 AS DOCUMENT 0416811234 AND AMENDMENT THERETO RECORDED JUNE 25, 2004 AS DOCUMENT 0417742330.

PARCEL 3: £43EMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED JUNE 16, 2004 AS DOCUMENT 0416811235.

PARCEL 4: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT RECORDED JANUARY 6, 2006 AS DOCUMENT 0600610119

GRANTOR ALSO HERELY GRANTS TO THE 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, AFORESAID AND THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AFORESAID AND SAID GRANTOR EXSERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS 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 DECLARATIONS THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.



613034016 Page: 4 of 4

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its manager the day and year first above written.

> METROPOLIS, LLC, an Illinois limited liability company

Metropolis Partners, LLC, By:

an Illinois limited liability company

Managing Member Its:

> Kargil Metropolis, LLC, By:

an Illinois imited liability company

Managing Member Its:

> By: rv Karlik, Member

> > OFFICIAL SEAL EVELYN C. KELLY NOTARY FUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES 5/10/2008

State of Illinois

County of Cook

Droponty Or Co I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jerry Karlik, Member of Kargil Metropolis, LLC, an Illirois limited liability company, the Managing member of Metropolis Partners, LLC, an Illinois limited liability company, the Manager of Metropolis, LLC, an Illinois limited liability company personally known to me to be the person wrose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such Member he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this ____

Zwelen CK elly

day of April, 2000

INSTRUMENT PREPARED BY:

Daniel R. Bronson, Esq. Bronson & Kahn LLC 150 North Wacker Drive, 14th Floor Chicago, Illinois 60606

MAIL RECORDED DEED TO:

Steven R. Polachek, Esq. Attorney at Law 18-3 E. Dundee Road, Suite 202 Barrington, Illinois 60010

SEND SUBSEQUENT TAX BILLS TO:

Christine C. Leiss 8 West Monroe Street Unit # 803 Chicago, Illinois 60603