

UNOFFICIAL COPY

4369751

After Recording Return to:

Von Fox
770 W. MISTY DR
PALATINE, IL 60074



Doc#: 0619853185 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/17/2006 01:04 PM Pg: 1 of 4

Send Subsequent Tax Bills to:

SAME
GIT

SPECIAL WARRANTY DEED

This Indenture is made on July 7, 2006, between **201 EAST DELAWARE, LLC**, a Delaware limited liability company ("Grantor"), 201 East Delaware Street, Chicago, Illinois 60611, and Paul Murray and Cynthia E. Murray, not as tenants in common but as joint tenants with rights to survivorship as to an undivided 50% and Von Fox as to an undivided 50% (collectively the "Grantor"), 770 W. MISTY DR, PALATINE, IL 60074

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, **FORGAIN, SELL AND CONVEY** with special warranty covenants unto Grantee, as see above, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

Unit No. 209 in The Raffaello Condominium, as delineated on and defined on the plat of survey (attached as Exhibit "A" to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Raffaello Condominium, recorded in the Cook County Recorder of Deeds as Document No. 0617734070 as amended from time to time) of the following described parcel of real estate together with its undivided percentage interest in the common elements: *See Exhibit A attached hereto and made a part hereof*

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

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

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

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EXHIBIT A

LEGAL DESCRIPTION

UNIT(S) 209, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE RAFFAELLO CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0617734070 IN THE SOUTH FRACTIONAL ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER:


17-03-221-001-0000

ADDRESS OF PROPERTY:

201 East Delaware Street
Chicago, Illinois 60611

CITY TAX

CITY OF CHICAGO



JUL. 13.06


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000019286

REAL ESTATE TRANSFER TAX
02287.50
FP 103018

STATE TAX

STATE OF ILLINOIS



JUL. 13.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000036343

REAL ESTATE TRANSFER TAX
00305.00
FP 103014

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JUL. 13.06

REVENUE STAMP

0000036067

REAL ESTATE TRANSFER TAX
00152.50
FP 103017

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE;
2. THE ACT;
3. THE PLAT AND THE CONDOMINIUM DECLARATION, INCLUDING ALL OTHER AMENDMENTS AND EXHIBITS THERETO;
4. ENCROACHMENTS WHICH DO NOT MATERIALLY AFFECT THE USE OF THE UNIT AS A HOTEL CONDOMINIUM UNIT;
5. LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS AND THE SHARED FACILITIES UNIT;
6. EASEMENTS, AGREEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS OF RECORD, WHICH DO NOT MATERIALLY AFFECT THE USE OF THE UNIT AS A HOTEL CONDOMINIUM UNIT;
7. RIGHTS OF SELLER, OTHER CONDOMINIUM UNIT OWNERS AND GUESTS AND INVITEES IN AND TO THE COMMON ELEMENTS AND THE SHARED FACILITIES UNIT;
8. ANY CONSTRUCTION EASEMENT AGREEMENT INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO;
9. ACTS DONE OR SUFFERED BY, THROUGH OR UNDER PURCHASER; AND
10. LIENS AND OTHER MATTERS OF TITLE OVER WHICH GREATER ILLINOIS TITLE COMPANY IS WILLING TO INSURE.