

# UNOFFICIAL COPY

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Doc#: 0620053003 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/19/2006 07:34 AM Pg: 1 of 4

After Recording Return to:

John Clergy

5810 Teal Ct

Long Grove IL 60047

Send Subsequent Tax Bills to:

Same

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GIT

## SPECIAL WARRANTY DEED

This Indenture is made on July 11, 2006, between **201 EAST DELAWARE, LLC**, a Delaware limited liability company ("Grantor"), 201 East Delaware Place, Chicago, Illinois 60611, and **JOHN CLERY** ("Grantee"), whose address is 5810 Teal Ct, Long Grove IL 60047;

**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, BARGAIN, SELL AND CONVEY** with special warranty covenants unto Grantee, as N/A, 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. 1403** 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;

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, forever.



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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT(S) 1403, 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 Place  
Chicago, Illinois 60611

CITY TAX

**CITY OF CHICAGO**



JUL. 14.06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000019294

REAL ESTATE TRANSFER TAX
0228000
FP 103018

STATE TAX

**STATE OF ILLINOIS**



JUL. 14.06


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000036352

REAL ESTATE TRANSFER TAX
0030400
FP 103014

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



JUL. 14.06

REVENUE STAMP

# 0000036076

REAL ESTATE TRANSFER TAX
0015200
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.