

# UNOFFICIAL COPY



Doc#: 0621505109 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/03/2006 11:39 AM Pg: 1 of 4

SPECIAL WARRANTY DEED  
STATUTORY (ILLINOIS)  
(LIMITED LIABILITY COMPANY TO INDIVIDUAL)

THE GRANTOR, FEDERAL STREET I LLC, a Delaware 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: Michael A. Piracci of 600 North McClurg Court, #1212, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO (above space for recorder only)  
AND MADE A PART HEREOF

Permanent Real Estate Index Number (P):  
17-16-405-020-0000 through and including 17-16-405-034-0000

Address of Real Estate: 740 South Federal Street Unit 740-1007, Chicago, Illinois

SUBJECT TO: (1) real estate taxes and installments of special assessments not yet due and payable; (2) the Act; (3) the Declaration; (4) covenants, conditions and restrictions and building lines then of record, the ordinance of the City of Chicago recorded as document 96771296/91075841; (5) easements existing or of record; (6) leases of or licenses with respect to portion of the Common Elements, if any; (7) existing leases and tenancies, if any, with respect to the Unit; (8) encroachments, if any; (9) acts done or suffered by or judgments against Grantee, or those claiming by, through or under Grantee; and (10) 600-740 South Federal Street, Chicago, Illinois, Reciprocal Easement and Operating Agreement, recorded in Cook County, Illinois as Document No. 0519432173.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY 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 PROPERTY 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 SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

GRANTOR HEREBY REPRESENTS THAT EITHER (A) THE TENANT OF UNIT AFORESAID HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601


4PG  
C. J.

01060394 1643B6

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Property of Cook County Clerk's Office

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 JUL. 31. 06  
 REVENUE STAMP



COUNTY TAX

REAL ESTATE TRANSFER TAX	0012475	FP326657
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# 0000009042

STATE OF ILLINOIS  
 JUL. 31. 06  
 STATE TAX




REAL ESTATE TRANSFER TAX	0024950	FP326703
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# 0000011785

REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

CITY OF CHICAGO  
 JUL. 31. 06  
 CITY TAX



REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

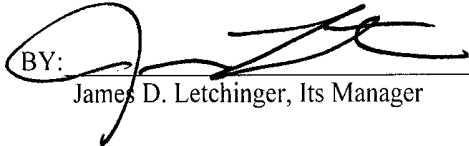
REAL ESTATE TRANSFER TAX	0187425	FP326675
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# 0000010397

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager this 20<sup>th</sup> of July, 2006.

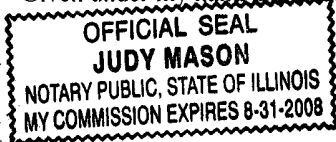
Federal Street I LLC  
a Delaware limited liability company

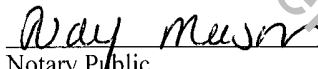
BY:   
James D. Letchinger, Its Manager

State of Illinois)  
) ss  
County of Cook)

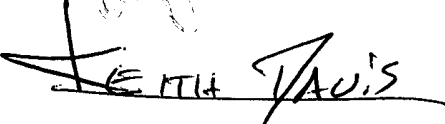
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that James D. Letchinger the Manager of Federal Street I LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and that of the Grantor for the uses and purpose therein set forth.

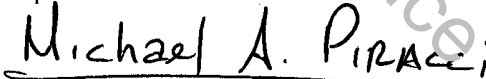
Given under my hand and official seal, this 20<sup>th</sup> day of July, 2006.



  
Notary Public

This Instrument was prepared by Brown, Udell & Pomerantz, 1332 N. Halsted Street Suite 100, Chicago, IL.  
Mail to: Send subsequent tax bills to:

  
KEITH DAVIS

  
Michael A. Piracci

1525 E. 53rd St.  
STE. 628  
CHICAGO, IL 60615

740 S. FEDERAL ST.  
UNIT 1007  
CHICAGO, IL 60605

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## Legal Description

### Parcel A:

Unit 740-1007 in the Printers Square Condominium as delineated on a plat of survey of the Printers Square Condominium which is a plat of part of the following described real estate:

Parcel 1: Lots 17 to 32, both inclusive, in Brand's Subdivision of Block 125 in the School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lots 2, 5 (except the West 5.64 feet of the North Half of said Lot 5) 8, 11, 14, 17 and 20 (except that part of Lots 2, 5, 8, 11, 14, 17 and 20 lying West of the East line of alley running North and South across the rear of said Lots as located on July 1, 1969) in Goodhue's Subdivision of Block 126 in the School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, and is attached as Exhibit "B" to the Declaration of Condominium recorded January 31, 2006 as document number 0603134126 as amended from time to time, together with such units undivided percentage interest in the common elements.

### Parcel B:

Non-exclusive easement for ingress and egress appurtenant to and for the benefit of that part of Parcel A lying in Parcel 2 of the tract of which Parcel A is a part, as aforesaid, as set forth in Agreement recorded as document 5556380 and in Agreement recorded as document 13016949 over and upon the North and South private alley running across the rear or Westerly portion of Lots 2, 5, 8, 11, 14 and 17 in Goodhue's Subdivision of Block 126 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel C:

Exclusive and non-exclusive easements appurtenant to and for the benefit of Parcel A contained, and more particularly defined and described, in Reciprocal Easement and Operating Agreement dated as of July 8, 2005 and recorded July 13, 2005 as document 0519432173 made among Waterton Printers' Square, L.L.C., a Delaware limited liability company, Federal Street I LLC, a Delaware limited liability company and Printers Square Garage LLC, an Illinois limited liability company over and across the Commercial Parcel defined and described therein.

P.I.N. 17-16-405-020-0000 through and including 17-16-405-034-0000