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(2 of 3)

THIS INSTRUMENT WAS PREPARED BY:

Kevin P. Breslin, Esq.
Richmond Breslin LLP
233 S. Wacker Drive, Suite 5775
Chicago, Illinois 60606

After Recording Return To:

David A. Weinger, Esq.
222 N. LaSalle Street, Suite 700
Chicago, Illinois 60601

Send Subsequent Tax Bills To:

Gregory Gerber and Patricia Gerber
22 E. Chestnut, Chicago, Illinois 60611



Doc#: 0621640233 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/04/2008 12:54 PM Pg: 1 of 5

8351406 D2 KARSA

ASSIGNMENT AND SPECIAL WARRANTY DEED

THIS ASSIGNMENT AND SPECIAL WARRANTY DEED ("Assignment and Deed") is made as of the 31st day of July, 2006 between, **DOROTHEA LOUISE BERGGREN** ("Grantor"), whose address is 161 East Chicago Avenue, Unit 53A, Chicago, Illinois 60611, and **GREGORY L. GERBER AND PATRICIA L. GERBER**, husband and wife, not at tenants in common, but as joint tenants, (collectively "Grantee") whose address is 222 E. Chestnut, Chicago, Illinois 60611.

WITNESSETH, that Grantor, for and in the 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 **ASSIGN, GRANT, BARGAIN, SELL AND CONVEY** unto Grantee, and its successors and assigns, **FOREVER**, all of Grantor's right, title and interest in and to the various estates described in Exhibit "A" attached hereto and made a part hereof (collectively, the "Premises").

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described Premises, the right and easements for the benefit of the property set forth in that certain Declaration of Condominium recorded September 11, 2003 as Document No. 0325432161, as amended from time to time (the "Declaration").

This Assignment and 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, 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 do the above described Premises;

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Box 400-CTCC

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

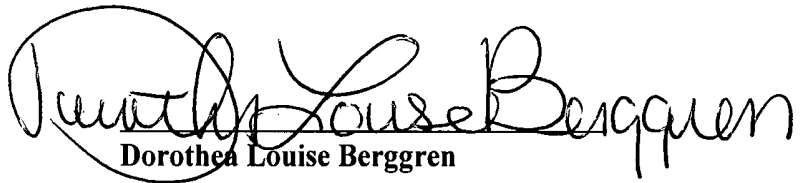
And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND** the Premises against all persons lawfully claiming, or to claim the same, by through or under it, subject only to: a) real estate taxes not yet due and payable; b) terms and provisions of the condominium declaration and any amendments thereto; c) the terms and provisions of that certain Ground Lease dated July 31, 2000 recorded on August 2, 2000 as Document No. 00584668, and re-recorded on August 11, 2000 as Document No. 00614550, including any amendments thereto or assignments or sublease thereof; d) public, private and utility easements; e) covenants, conditions and restrictions of record; f) applicable zoning and building laws, ordinances and restrictions; g) roads and highways, if any; h) limitations and conditions imposed by the Illinois Condominium Property Act, as amended from time to time; i) encroachments, if any; j) assessments due under the condominium declaration after the date hereof; k) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by payment of money at the closing; l) matters over which Chicago Title Insurance Company has insured over in its owner's policy; m) acts done or suffered by Buyer, or by anyone claiming by, through or under the Buyer; n) Buyer's mortgage, if any; o) leases, licenses and management agreements affecting the common element, as defined in the condominium declaration; and p) the terms and provisions of the Unit Subleases recorded on September 12, 2003 as Document No. 0325542165 and Document No. 0325542340.

THE ABOVE PROPERTY IS NOT HOMESTEAD PROPERTY.

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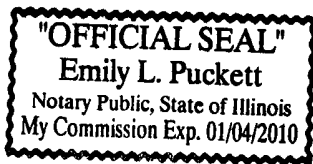
IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first written above.


 Dorothea Louise Berggren

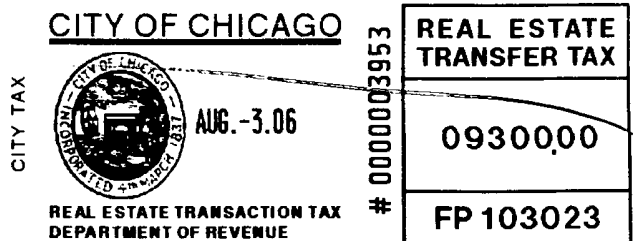
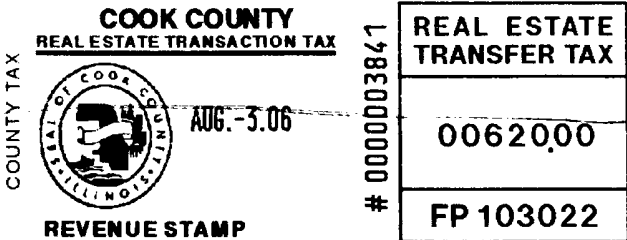
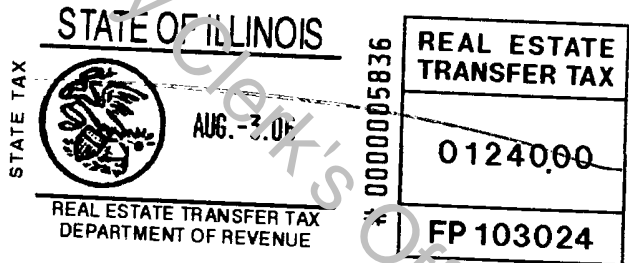
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dorothea Louise Berggren, 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 she signed, sealed and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21st day of July, 2006.



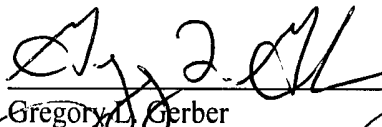

 Notary Public



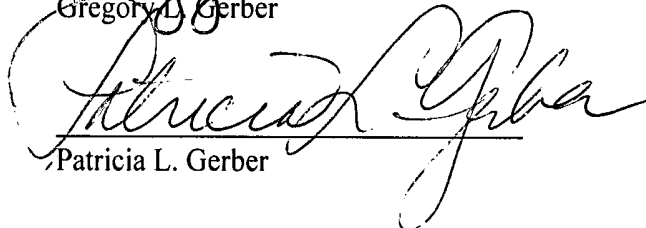
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ACCEPTANCE AND ASSUMPTION BY ASSIGNEE/GRANTEE

Grantee hereby assumes all obligations of Grantor, as "Subtenant" under the Unit Subleases accruing from and after the date of this Assignment and Deed, and Grantee agrees to perform all of the terms, covenants, conditions, agreements and obligations for the "Subtenant" under the Unit Subleases accruing from and after the dated hereof.



Gregory L. Gerber

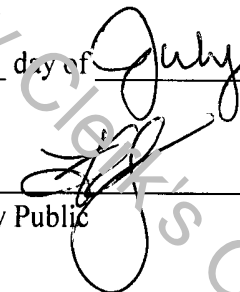


Patricia L. Gerber

STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gregory Gerber and Patricia Gerber, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31 day of July, 2006.



Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 602 AND P119 IN THE 840 NORTH LAKE SHORE DRIVE CONDOMINIUM (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERED TO AS THE LEASE, EXECUTED BY : NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 480 LAKE SHORE DRIVE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF JUNE 31, 2000, WHICH LEASE WAS RECORDED AUGUST 2, 2000 AS DOCUMENT 000584665, AND RE-RECORDED AUGUST 11, 2000 AS DOCUMENT NUMBER 00614550, AND AS AMENDED BY AMENDMENT TO GROUND LEASE RECORDED MARCH 2, 2001 AS DOCUMENT NUMBER 0010169901 AND SECOND AMENDMENT TO GROUND LEASE RECORDED SEPTEMBER 11, 2003 AS DOCUMENT NUMBER 0325432158, AND BY UNIT SUBLEASES RECORDED SEPTEMBER 12, 2003 AS DOCUMENT NUMBERS 0325542165 AND 0325542340 WHICH LEASE, AS AMENDED, DEMISES THE LAND (HEREINAFTER DESCRIBED) FOR A TERM OF 99 YEARS COMMENCING JULY 31, 2000 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: CERTAIN LOTS IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0325432161 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-59, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

Permanent Index Number (PIN): 17-03-228-033-4015 and 17-03-228-033-4190

Common Address of Real Estate: 840 N. Lake Shore Drive, Unit #602, Chicago, Illinois 60611