

# UNOFFICIAL COPY

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4371516 SAT

After Recording Return to:

Mark L. Karno #06-247

33 N. LaSalle Street, Suite 3208

Chicago, IL 60602



Doc#: 0623553201 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/23/2008 02:48 PM Pg: 1 of 4

Send Subsequent Tax Bills to:

Craig Kaplan

6877 East Bar - 2 Lane

Paradise Valley, AZ

85253

## SPECIAL WARRANTY DEED

This Indenture is made on August 17, 2006, between **201 EAST DELAWARE, LLC**, a Delaware limited liability company ("Grantor"), 201 East Delaware Place, Chicago, Illinois 60611, and **CRAIG KAPLAN AND MARY BETH KAPLAN, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE KAPLAN LIVING TRUST, DATED MAY 26, 2005, AND ANY AMENDMENTS THERETO** ("Grantee"), whose address is 6877 E. Bar - 2 Lane Paradise Valley AZ 85253

**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, 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. 208** 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

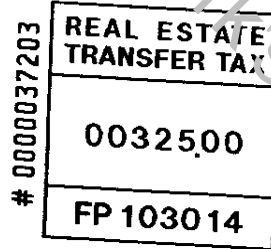
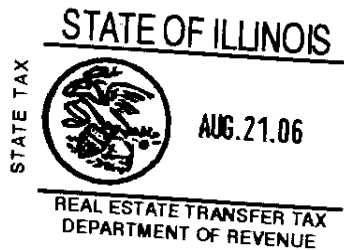
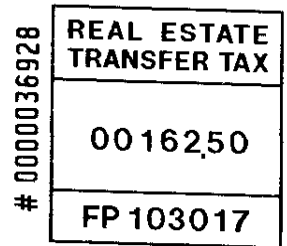
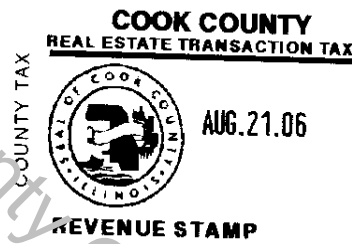
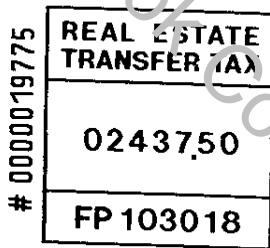
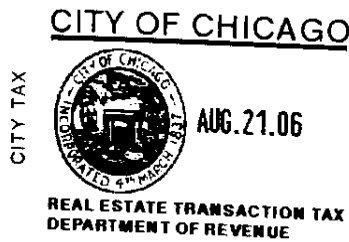
UNIT(S) 208, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE RAFFAELLO CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0617734070 IN THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER:

17-03-221-001-0260

ADDRESS OF PROPERTY:

201 East Delaware Place  
Chicago, Illinois 60611



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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.