

UNOFFICIAL COPY



Doc#: 0624058016 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/28/2006 02:08 PM Pg: 1 of 4

Property of Cook County Clerk's Office

4372918
(1/2)

SPECIAL WARRANTY DEED

The Grantor, Lindsay Jenkins, a single woman, of 2005 Hancock Creek Road, West Palm Beach, Florida 33411, in consideration of Ten Dollars and other good and valuable consideration, does hereby grant and convey to the Grantee, Dimitris Nacopoulos, all of the real estate commonly known as Condominium Unit 3206 at 30 East Huron, Chicago, Illinois 60611 and more particularly described on Exhibit A, attached hereto.

Subject to covenants, conditions, easements and restrictions of record, the Declaration of Condominium for 30 East Huron, the title exceptions shown on Exhibit B attached hereto, and also subject to general taxes for 2006 and subsequent years, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor warrants to the Grantee and his successors in title that Grantor has not created or permitted to be created any lien, charge or encumbrance against said real estate which is not shown among the title exceptions listed above, and the Grantor covenants that Grantor will defend said premises to the extent of the warranties made herein against the lawful claims of all persons.

Dated the 11th day of August, 2006.

By: Lindsay Jenkins
Lindsay Jenkins

UNOFFICIAL COPY

State of NEW YORK)
) SS
County of NEW YORK)

I the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Lindsay Jenkins, a single woman, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me on this day in person and acknowledged she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 11th day of August, 2006.

Commission Expires 2/24/2010

Edward S. Kanbar
NOTARY PUBLIC


EDWARD S. KANBAR
Notary Public, State of New York
No. 4854805
Qualified in New York County
Commission Expires Feb. 24, 2010

This instrument was prepared by Robert B. Bishop, P.O. Box 477646, Chicago, IL 60647-7646.

Mail to:
Dimitris Nacopoulos
30 E Huron UNIT 3206
Chicago IL 60611

Send subsequent tax bills to:
Dimitris Nacopoulos
30 E Huron UNIT 3206
Chgo IL 60611

CITY OF CHICAGO



AUG. 22. 06


CITY TAX

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000019803

REAL ESTATE TRANSFER TAX
02085.00
FP 103018

STATE OF ILLINOIS



AUG. 22. 06

STATE TAX


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000037251

REAL ESTATE TRANSFER TAX
00278.00
FP 103014

COOK COUNTY

REAL ESTATE TRANSACTION TAX



AUG. 22. 06

COUNTY TAX

REVENUE STAMP

0000036976

REAL ESTATE TRANSFER TAX
00139.00
FP 103017

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

UNIT 3206 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 30 EAST HURON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0405834042, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-10-104-037-1236

Commonly known as Condominium Unit 3206 at 30 East Huron Street, Chicago, Illinois 60611.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

- (1) current non-delinquent real estate taxes and taxes for subsequent years;
- (2) the Act;
- (3) the Declaration and the Master Declaration of Easements, Restrictions and Covenants for Huron Plaza;
- (4) applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (5) leases and licenses affecting the Common Elements;
- (6) matters over which the title insurer is willing to insure;
- (7) N.A.;
- (8) acts done or suffered by Grantee;
- (9) Rights of the owners of properties East of and adjoining Lot 12, their tenants and invitees, and of the parties in possession of said properties, to use the private alley located East of and adjoining Lots 2 and 8 in Henry Ives Cobb's Subdivision 47 of Kinzie's Addition to Chicago, which alley is located along the East 8 feet of Lot 12 (Affects Common Elements);
- (10) Terms, provisions and conditions contained in, and rights and easements established by the Huron Plaza Operating and Easement Agreement made by American National Bank and Trust Company of Chicago, an National Banking Association, as Trustee under Trust Agreement dated August 15, 1978 and known as Trust Number 43668; American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated August 15, 1978 and known as Trust Number 43745; Capitol Bank of Chicago, as Trustee under Trust Agreement dated January 16, 1981 and known as Trust Number 150; and American Library Association, a corporation of Massachusetts, recorded May 28, 1981 as document 25885058 and filed May 29, 1981 as document LR3217118 regarding easements for ingress and egress, structural support, and maintenance of encroachments; restrictive covenants regarding the use of the property; operation of the tower building; damage to the tower building; liens debts and interest; arbitration; estoppel certificates, notices; limitations of liability; and other matters;
- (11) Grant of Easement recorded April 15, 1990 as document 90153850 and as document 90153251 to the Illinois Bell Telephone Company to construct, reconstruct, operate and maintain communications systems and equipment, together with the right of access thereto over, upon and along the following described land:
Commencing at a point 100.0 feet West of the intersecting West line of North Rush Street and the South line of East Superior Street; thence South 71.41 feet along the East line of Lot 12; thence West 5.0 feet; thence North 71.41 feet to the south line of East Superior Street; thence East 5.0 feet to the point of beginning.
- (12) Encroachments onto land by I.B.T. underground conduit as identified on that certain ALTA/ACSM Survey dated July 2, 2003 prepared by Edward J. Molloy, Order No. 2003-0397. (Affects Common Elements).
- (13) Encroachment of the canopy along west line of the land onto City of Chicago property as identified on that certain survey. (Affects Common Elements).