

# UNOFFICIAL COPY



Doc#: 0703042132 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/30/2007 01:52 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

Prepared by:

Richard J. Rubin  
439 North Western Avenue  
Chicago, Illinois 60612

After recording, mail to:

James C. Holmes, Jr.  
H. P. Holmes, Inc.  
795 South Adams Road  
Birmingham, Michigan 48009

Know All Men By These Presents, that 900 Chicago LLC, an Illinois limited liability company (the "Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid, by H. P. Holmes, Inc., a Michigan corporation (the "Grantee") of (Grantee's address) 795 South Adams Road, Birmingham, Michigan 48009 to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents, does GRANT, BARGAIN, SELL, and CONVEY unto Grantee the following described real estate, situated in the County of Cook, in the State of Illinois, to-wit:

For legal description see Exhibit "A" which is attached hereto and made a part hereof.

Commonly known and described as: Units B-43 & B-1T, 900 Chicago Avenue, Evanston, Illinois 60202

Permanent index numbers: 11-19-213-014-0000  
11-19-213-015-0000  
11-19-213-016-0000  
11-19-213-019-0000  
11-19-213-020-0000

**CITY OF EVANSTON 020576**

Real Estate Transfer Tax

City Clerk's Office

**PAID** JAN - 4 2007 AMOUNT \$ 135.00

Agent MAJ

(the "Property") subject to the matters listed on Exhibit "B", attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances");

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER

NO  
ABS

1 of 4

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Box 334

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DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) general real estate taxes not yet due and payable.

EXECUTED the 5th day of January, 2007.

900 CHICAGO LLC  
an Illinois limited liability company  
By: Matthews Development Corporation  
an Illinois corporation, its manager

By: [Signature]  
Robert W. Matthews, its president

STATE OF ILLINOIS

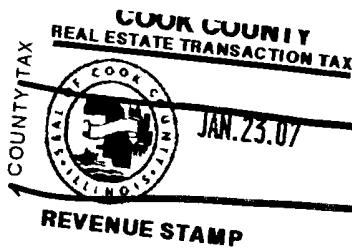
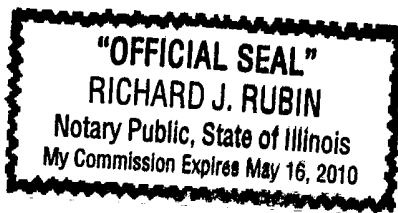
ss.

COUNTY OF COOK

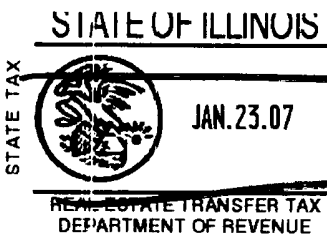
The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Robert W. Matthews, personally known to me to be the president of Matthews Development Corporation, an Illinois corporation, the manager of 900 Chicago LLC, an Illinois limited liability company, and 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 as such president, signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 5th day of January, 2007.

[Signature]  
Notary Public



COUNTY TAX
REAL ESTATE TRANSACTION TAX
06700490
0000
# 000100254
REAL ESTATE TRANSFER TAX
00018.50
FP 102802



STATE TAX
REAL ESTATE TRANSFER TAX
00037.00
FP 102808

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## EXHIBIT "A"

### Legal Description

#### Parcel 1:

Units B-43 & B-1T in the 900 Chicago Avenue Condominium as delineated on a survey of the following described real estate:

Lots 1 through 4, both inclusive in Block 1 in Gibbs, Ladd & George's Addition to Evanston, being a subdivision of a portion of the Northeast Quarter of Section 19, Township 41 North, Range 14 East of the Third Principal Meridian, (except that part taken for Chicago, Evanston & Lake Superior Rail Road Company by deed recorded April 29, 1886 as Document 711919), in Cook County, Illinois (except that parcel known as "Commercial Parcel" as set forth as an exception to the legal description attached to Condominium Declaration recorded as Document Number 0532127014); which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 0532127014 together with its undivided percentage interest in the Common Elements, all in Cook County, Illinois.

#### Parcel 2:

Non-exclusive easement for ingress and egress to the public right of way for the benefit of Parcel 1, set forth in Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements recorded November 17, 2005 as Document Number 0532127013, over certain areas of the "Commercial Property" as defined therein.

Grantor also hereby grants to grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, 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.

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## EXHIBIT "B"

### Permitted Encumbrances

- (1) real estate taxes not yet due and payable;
- (2) utility easements, if any, whether recorded or unrecorded;
- (3) all rights, easements, restrictions, conditions and reservations contained in the Declaration and all amendments thereto and a reservation by Seller to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration and all amendments thereto;
- (4) encroachments, if any, which do not affect the use of the Unit;
- (5) provisions of the Condominium Property Act of Illinois (the "Act");
- (6) applicable City of Evanston zoning, condominium and building laws or ordinances;
- (7) liens and such other matters as to which the Title Insurer commits to insure Purchaser against loss or damage;
- (8) existing leases, licenses and agreements affecting the Common Elements;
- (9) acts of Purchaser;
- (10) and covenants, conditions, restrictions, and easements of record and building lines of record;
- (11) installments due after Closing for assessments levied pursuant to the Declaration;