



Doc#: 0703942133 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/08/2007 01:41 PM Pg: 1 of 4

This instrument was prepared by:

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Bell, Boyd & Lloyd, LLC
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Chicago, Illinois 60602

After recording return to:

DAVID P. DEYOE
McDERMOTT, WILL & EMERY LLP
227 W. MADISON ST.
CHICAGO, IL 60606

8324477-DA-TMS (2 of 4)

SPECIAL WARRANTY DEED

THIS AGREEMENT between PALMOLIVE TOWER CONDOMINIUMS, LLC, a Delaware limited liability company, authorized to transact business in the State of Illinois (the "Grantor"), & GREGORY SVORVALLER and AVA M. VORWALLER, husband and wife,, of Chicago, Illinois (collectively the "Grantee"),

WITNESSETH that:

The Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, not as joint tenants and not as tenants in common, but AS TENANTS BY THE ENTIRETY, and to its successors, heirs and assigns, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

(See Exhibit A attached hereto and made a part hereof for legal description).

Common Address: Unit 33A and Parking Right V-116 and V-117,
159 East Walton, Chicago, Illinois 60611
P.I.N.: Part of 17-03-213-017-0000

Grantor also hereby grants to Grantee, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit for said unit set forth in the Declaration of Condominium recorded as Document No. 0533510002, as amended by that certain First Amendment thereto recorded as Document No. 0605531046 and that certain Second Amendment thereto recorded as Document No. 0608327004, and that certain Third Amendment thereto recorded as Document 0611831040 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, restrictions and reservations contained in the Declaration of Condominium, as amended, the same as though the provisions of said Declaration were recited and stipulated at length herein.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of

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the Grantor either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, Grantor WILL WARRANT AND DEFEND, subject to items specified in Exhibit B attached hereto and made apart hereof.

If the Grantee hereof is not the person, persons or entity which was the tenant of the property transferred and conveyed pursuant hereto at the time of provision of the Notice of Intent contemplated by 765 ILCS 605/30, then the person, persons or entity which was a tenant of such property at such time has either waived or failed to exercise the right of first refusal or option granted pursuant to such statute or had no right of first refusal or option with respect to the property being transferred pursuant hereto.


IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 7th day of February, 2007.

Palmolive Tower Condominiums, LLC,
a Delaware limited liability company

By: Palmolive Building Manager, LLC,
a Delaware limited liability company,
Its Manager

By: Draper and Kramer, Incorporated,
an Illinois corporation,
Its Manager

By: 
James D Freko
Its: Vice President

CITY TAX
CITY OF CHICAGO

FEB.-7.07
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
39157.50
FP 103023

0000004685

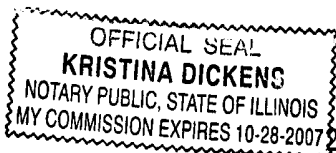
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, **Kristina Dickens**, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that James D. Freko, the Vice President of Draper and Kramer, Incorporated, Manager of Palmolive Building Manager, LLC, a Delaware limited liability company, which is the Manager of Palmolive Tower Condominiums, LLC, a Delaware limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Vice President of the entity that is the Manager of the Manager of Palmolive Tower Condominiums, LLC such person signed and delivered the said instrument his free and voluntary act, and as the free and voluntary act and deed of said companies, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of February, 2007.

My Commission Expires: October 28, 2007


Notary Public



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EXHIBIT A


Legal Description of Purchased Unit


UNIT 33A IN THE PALMOLIVE BUILDING LANDMARK RESIDENCES, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

A PART OF THE NORTH HALF OF LOTS 23 TO 31, BOTH INCLUSIVE, TAKEN AS A TRACT IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 13 IN THE CANAL TRUSTEE'S 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 EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE PALMOLIVE BUILDING LANDMARK RESIDENCES, A CONDOMINIUM RECORDED DECEMBER 1, 2005 AS DOCUMENT 0533510002 AND FIRST AMENDMENT RECORDED FEBRUARY 24, 2006 AS DOCUMENT 0605531046 AND SECOND AMENDMENT RECORDED MARCH 24, 2006 AS DOCUMENT 0608327004, AND THIRD AMENDMENT RECORDED APRIL 28, 2006 AS DOCUMENT 0611831040, AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

AND

THE RIGHT TO THE USE OF PARKING RIGHT V-116 and V-117 TO HAVE A PASSENGER VEHICLE VALET PARKED IN THE PARKING AREA (AS DEFINED IN THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE PALMOLIVE LANDMARK RESIDENCES, A CONDOMINIUM DATED NOVEMBER 28, 2005 AND RECORDED DECEMBER 1, 2005 AS DOCUMENT 0533510002).

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 000006903	REAL ESTATE TRANSFER TAX
	FEB.-7.07		0522.100
			FP 103024

COUNTY TAX  REAL ESTATE TRANSACTION TAX REVENUE STAMP	COOK COUNTY	# 000004930	REAL ESTATE TRANSFER TAX
	FEB.-7.07		0261050
			FP 103022

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EXHIBIT B

Permitted Exceptions

- (1) Current non-delinquent real estate taxes and assessments, and taxes and assessments for subsequent years;
- (2) Illinois Condominium Property Act [765 ILCS 605/1 et seq.];
- (3) Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Palmolive Building Landmark Residences, a Condominium, dated November 28, 2005 and recorded with the Cook County Recorder of Deeds on December 1, 2005 as Document No. 0533510002, as amended by the First Amendment dated February 23, 2006 and recorded with the Cook County Recorder of Deeds on February 24, 2006 as Document No. 0605531046, and as amended by the Second Amendment dated March 17, 2006 and recorded with the Cook County Recorder of Deeds on March 24, 2006 as Document No. 0608327004 and further amended by the Third Amendment recorded with the Cook County Recorder of Deeds on June 28, 2006 as Document No. 0611831040;
- (4) Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements by and Among Palmolive Tower Condominiums, LLC, a Delaware limited liability company, Palmolive Building Base, LLC, a Delaware limited liability company, Palmolive Building Retail, LLC, a Delaware limited liability company, and Palmolive Facade, LLC, a Delaware limited liability company, dated June 11, 2003 and recorded with the Cook County Recorder of Deeds on June 16, 2003 as Document No. 0316732050, as amended by that certain First Amendment recorded with the Cook County Recorder of Deeds on August 2, 2005 as Document No. 0521432093 and re-recorded on November 29, 2005 as Document No. 0533310137;
- (5) Applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (6) Leases and licenses affecting the Common Elements;
- (7) Public and utility easements and covenants, conditions and restrictions of record.
- (8) Matters over which Chicago Title Insurance Company has issued title insurance coverage under commitment no. 1401 008324477 D2 dated December 21, 2006;
- (9) Rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for alleys, roads and highways, if any; and
- (10) Acts done or suffered by Grantee.