

UNOFFICIAL COPY



Doc#: 0715141251 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/31/2007 03:49 PM Pg: 1 of 4

**SPECIAL
WARRANTY
DEED**

Lawyers Unit #03308 Case# 06-13333 KS

THIS INDENTURE, made this 18th day of May, 2007 between **CFP Lofts LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, whose business address is c/o Centrum Properties, Inc., 225 W. Hubbard Street, 4th Floor, Chicago, Illinois 60610, party of the first part, and **Comfortable Living Limited Partnership**, who resides **687 Southfield Rd, Birmingham, MI**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 - - - - (\$10.00) - - - - Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the following described land, 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.

Permanent Real Estate Index Number(s): 17-10-212-01-0000 (affects part of the underlying land and other property)

Address of Real Estate: 240 East Illinois Street, Unit 405, Chicago, Illinois 60611

Subject to: See Exhibit B attached hereto and made a part hereof.

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 the party of the first part, either in law or in 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 party of the second part, **their heirs and assigns forever.**

Party of the first part also hereby grants to the party of the second part, their 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 party of the first part 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 further 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, **their heirs and assigns**, that they have 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, it **WILL WARRANT AND FOREVER DEFEND.**



After Recording Return to: Comfortable Living Limited Partnership, 240 East Illinois, Chicago, Illinois 60611.

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its authorized Agent, the day and year first written above.


CFP Lofts, LLC, a Delaware limited liability company.

By: CPLB Cityfront, LLC, a Delaware limited liability company

Its: Managing Member

By: CP Cityfront Plaza, L.L.C., an Illinois limited liability company.

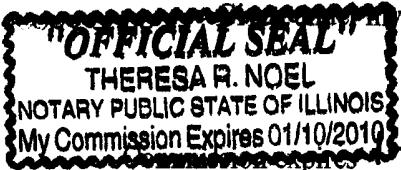
Its: Administrative Managing Member

By: 
Name: John McLinden
Its: A Manager

State of ILLINOIS)
)ss.
County of COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that John McLinden, personally known to me to be a Manager of CP Cityfront Plaza, L.L.C., 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 as such Manager, he signed and delivered the said instrument, pursuant to the authority given by the Members of said company as his/her free and voluntary act, and as the free and voluntary act of said company for the uses and purposes therein set forth.

in my hand and official seal, this 18th day of May, 2007.



10 2010

Theresa Noel
NOTARY PUBLIC

This instrument was prepared by:
Michael J. Delrahim, Esq.
BROWN, UDELL & POMERANTZ, LTD.
1332 N. Halsted Street, Suite 100
Chicago, Illinois 60622

Send Subsequent Tax Bills To:
Comfortable Living Limited Partnership
240 E. Illinois Street
405
Chicago, IL 60611
P.O. Box 647
Bloomfield Hills MI
48303

STATE OF ILLINOIS
MAY. 29. 07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000012609	REAL ESTATE TRANSFER TAX
	0042350
#	FP 103037

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
509806 \$3,176.25
05/29/2007 11:57 Batch 07233 45



UNOFFICIAL COPY**Exhibit A****Legal Description**

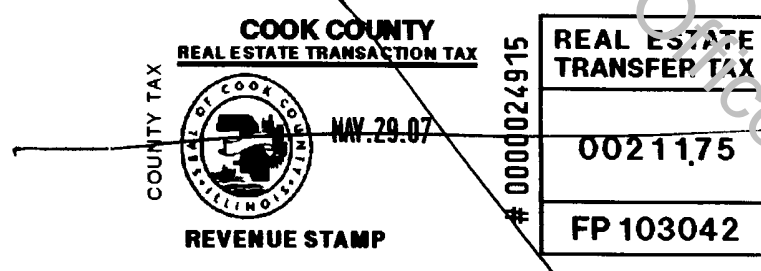
UNIT 405 IN THE LOFTS AT CITYFRONT PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF THE LAND, PROPERTY AND SPACE COMPRISED OF A PART OF BLOCK 1 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENTS 0630315058, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED FEBRUARY 28, 2006 AND RECORDED MARCH 8, 2006 AS DOCUMENT NUMBER 0606745116.

GRANTOR ALSO HEREBY GRANTS TO THE 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 AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT 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.



UNOFFICIAL COPY

Exhibit B

Section 5(b) of the Lofts at Cityfront Plaza Purchase-Sale Agreement

“Seller shall convey title to the Unit to Purchaser by Special Warranty Deed (“Deed”) subject only to the following: (a) general real estate taxes not yet due and payable; (b) special taxes or assessments not yet due and payable and unconfirmed special assessments; (c) easements, covenants, restrictions, ordinances, agreements, conditions and building lines of record, including, without limitation, the Declaration of Covenants, Conditions, Restrictions and Easements by and between Seller and the owners of the other properties in Cityfront Center as amended from time to time (“Operating Declaration”) (Purchaser acknowledging and agreeing that without the necessity of obtaining Purchaser’s consent, Seller may amend the Operating Declaration as may be required by Seller’s lender, or as agreed among the parties to the Operating Declaration); (d) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (e) applicable zoning and building laws and ordinances; (f) public and quasi-public utility easements, if any; (g) Purchaser’s Mortgage, if any; (h) plats of dedication and plats of subdivision and covenants thereon, if any; (i) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (j) liens and other matters of title over which the Title Company is willing to insure without cost to Purchaser; (k) encroachments, if any; (l) installments due after the Closing for Assessments established under the Declaration; (m) the Act; and (n) the repurchase option referenced in Section 4.18 of the Declaration (collectively, the “Permitted Exceptions”).

PROPERTY OF COOK COUNTY CLERK'S OFFICE