### **UNOFFICIAL COPY**

SPECIAL WARRANTY DEED Statutory (Illinois)

4381952 13



Doc#: 0716347023 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 06/12/2007 08:08 AM Pg: 1 of 3

GIT (6/1)

THE GRANTOR, 901 MADISON DEVELOPMENT, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Doilers in hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to VINCE GAMBINO of 201 NLIL AVENUE MT. PROSPECT, ILLINOIS 60056 (the "GRANTEE"), the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

#### [See Exhibit A attached hereto and made a part hereof]

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements, including drainage system easement; (iv) zoning and building laws and crainances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the Madison 901 Condominium Association (the "Declaration"); (viii) the Operating Agreement (defined herein); (ix) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (x) Encroachments, which do not effect the use of the Unit as a residence; (xi) Declaration of Easement, and Restrictive Covenants dated August 5, 2004 in favor or 901 Madison Development, LLC (concerning access easements, parking and construction, among other things); and (xii) acts of Purchaser.

Permanent Real Estate Index Number(s): 17-17-207-024-0000 and 17-17-207-025-0000

Address of Real Estate: 901 W. Madison, Unit 517 and P-35, Chicago, IL 60607









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901 MADISON DEVELOPMENT L.L.C., an Illinois limited liability company	
BY: TERRAPIN PROPERTIES, L.L.C., Its Manager	
By: Its:  Membly	CITY OF CHICAGO DE REAL ESTATE
State of Illinois ) E	TRANSFER TAX
County of COOK )	REAL ESTATE TRANSACTION TAX FP 103018
I, the undersigned, Mctary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that James D. Geleerd, personally known to me to be a Member of Terrapin Properties, LLC, Manager of 901 MADISON DEVELOPMENT, 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 as the Member he signed and delivered the said instrument pursuant to authority given by the Members of said company 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, on May 31, 2001.	
IMPRESS NOTARIAL SEAL HERE  80/\$1/11 salidx∃ noissimmo ym  80/\$1/11 salidx∃ noissimmo ym  90/\$1/11 salidx∃ noissimmo ym	Notary Public
My Commission Expires 11/15,	2008.
This instrument prepared by McCormick Braun Friman, 217 N. Jefferson Street, Chicago, IL 60661	
Upon Recording, Mail to: to: 50 HN J. BUTERA, LTO 1033 W. GOLFROMA HOFFMAN ESTATES TL 60169	Send Subsequent Tax Bills  VINCE GAMBINO  901 W. MAOISON  UNIT 517  CHCAVO, IL 60607

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### LEGAL DESCRIPTION

\*901

UNIT 517 AND P-35 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE MADISON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0715015059 IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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 are same as though the provisions of said Declaration were recited and stipulated at length herein.

The Tenant of Unit 511 has waived or less failed to exercise the right of first refusal.