

UNOFFICIAL COPY



Doc#: 0717947005 Fee: \$28.00  
Eugene "Gene" Moore RHP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/28/2007 07:27 AM Pg: 1 of 3

**SPECIAL  
WARRANTY DEED**  
Statutory (Illinois)

GIT (6/25)

4381883 13

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) Dollars in hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to MARGARET SULLIVAN 3531 NORTH BELL #2, CHICAGO, ILLINOIS 60618 (the "GRANTEE"), the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

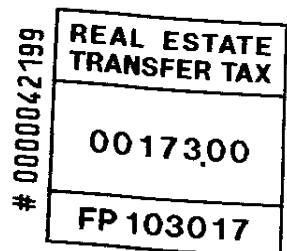
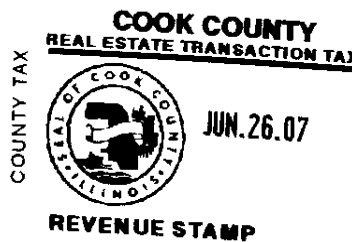
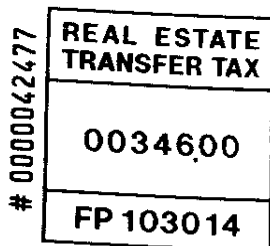
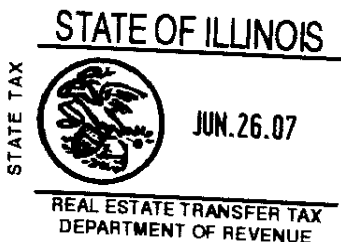
*[See Exhibit A attached hereto and made a part hereof]*

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 ordinances; (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 of 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

P-31

Address of Real Estate: 901 W. Madison, Unit 421 and ~~P-31~~, Chicago, IL 60607



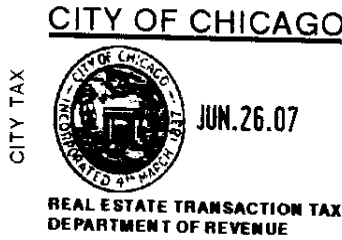
# UNOFFICIAL COPY

**901 MADISON DEVELOPMENT L.L.C.,**  
an Illinois limited liability company

BY: **TERRAPIN PROPERTIES, L.L.C.,**  
Its Manager

By: \_\_\_\_\_  
Its: \_\_\_\_\_

State of Illinois )  
                                  ) SS  
County of COOK    )

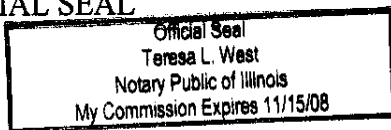


# 0000002182	<b>REAL ESTATE TRANSFER TAX</b>
	02595.00
	FP 103018

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that James D. Gelbard, 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 30, 2007.

IMPRESS  
NOTARIAL SEAL  
HERE



\_\_\_\_\_  
Notary Public

My Commission Expires 11/15, 2008.

Prepared by: McCormick Braun Erman  
217 N. Jefferson  
Chicago, IL 60661

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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT 421 AND P-31 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 901 MADISON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. ~~0715015054~~ IN THE EAST 1/2 OF THE ~~NORTHWEST~~ 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

NORTHEAST

X

0715015054

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 the same as though the provisions of said Declaration were recited and stipulated at length herein.

The Tenant of Unit 421 has waived or has failed to exercise the right of first refusal.

Mail to / TAX Bills to  
Margaret Sullivan  
901 W. Madison, unit 421  
Chicago, IL 60607

Property of Cook County Clerk's Office