

UNOFFICIAL COPY

MAIL TO:

Pavus & Osen, LLC
19 S LaSalle St.
Suite 902
Chicago IL 60603



Doc#: 0722140088 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/09/2007 11:39 AM Pg: 1 of 3

NO1070479 1872 SK 281 6450 L0107

SPECIAL WARRANTY DEED

THIS INSTRUMENT made this July 19, 2007 between THE COLUMBIAN LLC, a Delaware limited liability company, c/o The Davis Group, 54 West Hubbard Street, Suite 205, Chicago, Illinois 60610, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, as GRANTOR, and Michael Andersen, as GRANTEE.

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1:

UNIT 1506 AND PARKING SPACE UNIT 804 IN THE COLUMBIAN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 13 IN BLOCK 21 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO (EXCEPT FROM SAID PREMISES THAT PORTION THEREOF TAKEN OR USED FOR ALLEY) IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 9th, 2007 AS DOCUMENT NUMBER 0719003037, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JULY 9th, 2007 AS DOCUMENT NUMBER 0719003036 FOR SUPPORT, INGRESS AND EGRESS, MAINTENANCE, UTILITIES AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN AND IS MORE PARTICULARLY DESCRIBED THEREIN.

PIN: 17-15-309-027-0000

COMMON ADDRESS: 1160 SOUTH MICHIGAN, CHICAGO, ILLINOIS 60605

Together with all and singular the hereditament 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, unto the Grantee, either in law or in equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

Grantor also hereby grants to Grantee, his, her or their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions Covenants and By-Laws for The Columbian Condominium made July 9th, 2007 and recorded on the July 9th, 2007 in the Office of the Recorder

Near North National Title
222 N. LaSalle
Chicago, IL 60601

396
C.F.

UNOFFICIAL COPY

of Cook County, Illinois as Document Number 0719003037 (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein. This deed is subject to all rights, easements, covenants, 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 Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their heirs and assigns, 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, WILL WARRANT AND DEFEND, subject to:

- a. current non-delinquent real estate taxes and taxes for subsequent years;
- b. special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing;
- c. the Condominium Property Act of the State of Illinois and the Municipal Code of the City of Chicago, Section 13-72 et seq., including all amendments thereto;
- d. the Declaration, including all amendments and exhibits attached thereto;
- e. public, private and utility easements including any easements established by or implied from the Declaration,
- f. covenants, conditions, agreements, building lines and restrictions of record including building line restrictions and building restrictions, if any, including but not limited to the REA;
- g. Agreement for Sale and Redevelopment of Land dated October 21, 2002 and recorded October 29, 2002 as document number 0021192236 made by and between City of Chicago, Neighborhood Rejuvenation Partners, L.P. and Wabash/Roosevelt, L.L.C. and the terms and provisions and conditions contained therein;
- h. Quit Claim Deed dated September 27, 2005 and recorded September 30, 2005 as document number 0527310083 made by and between the City of Chicago and The Columbian, LLC and the terms and the terms, provisions and restrictions contained therein;
- i. applicable building and zoning laws, statutes, ordinances and restrictions;
- j. roads and highways, if any;
- k. leases and licenses affecting Common Elements and/or the common property governed and operated by the Association;
- l. acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; and
- m. Grantee's mortgage.

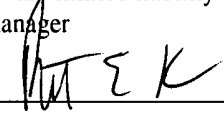
TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written.

THE COLUMBIAN LLC,
a Delaware limited liability company

By: Davis Associates Managers LLC,
a Delaware limited liability company

Its: Manager

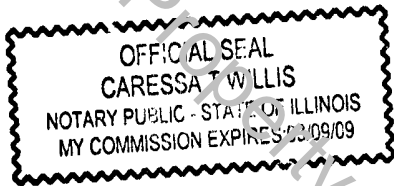
By:  _____

UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, Caressa T. Willis Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Robert E. Koernig, as Exec. VP of DAVIS ASSOCIATES MANAGERS LLC, a Delaware limited liability company, as manager of THE COLUMBIAN LLC, a Delaware limited liability company, Grantor, personally known to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19 day of July, 2007.



Caressa T. Willis
Notary Public

This instrument was prepared by:
Rochelle Coleman, 1140 S. Marsh, Chicago, IL 60605

Send subsequent tax bills to:

Michael Andersen
400 Massachusetts Ave NW (Unit 321)
Washington DC 20001

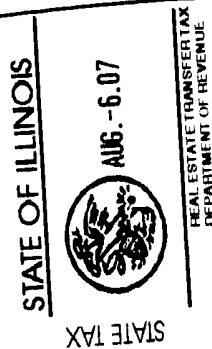
REAL ESTATE TRANSFER TAX
00153.00
FP326657

0000010314



REAL ESTATE TRANSFER TAX
00306.00
FP326703

0000012455



REAL ESTATE TRANSFER TAX
02295.00
FP326675

0000011647

