

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE, is executed and delivered as of *July 24, 2007* between **Addison-Campbell, L.L.C.**, an Illinois limited liability company 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, whose business address is **Centrum Properties, Inc., 225 West Hubbard Street, 4th Floor, Chicago, IL 60601**, party of the first part, and

Matthew S. Miller and Beth C. Miller, 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:

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

Together with all and singular 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, its heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, 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 Easements, Restrictions and Covenants, 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 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, its 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, it WILL WARRANT AND FOREVER DEFEND.



Doc#: 0722531030 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/13/2007 10:47 AM Pg: 1 of 4

N

Matthew S. Miller

Beth C. Miller

0722531030

Matthew S. Miller

4/19/07

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Exhibit A – Legal Description

LOT __7__ IN BRADLEY PHASE II SUBDIVISION IN THE NORTHEAST ¼ OF SECTION
24. TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED
JUNE 19, 2006 AS DOCUMENT 0617031031

Commonly known as 2518 W. Patterson, Chicago, Illinois 60618

P.I.N 13-24-210-004-0000

Property of Cook County Clerk's Office

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Exhibit B

Permitted Exceptions

1. Real estate taxes not yet due and payable;
2. Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing.
3. Applicable zoning, planned unit development and building laws and ordinances;
4. Encroachments, utility easements, covenants, conditions, restrictions, easements, and agreements of record, providing none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the property as a residence.
5. The Declaration of Easements, Restrictions and Covenants for Bradley Place II Homeowners Association and all amendments and exhibits thereto;
6. That certain notice regarding the use of properties adjoining the Development recorded in the Office of the Recorder of Deeds of Cook County, Illinois.
7. The covenants contained in the following paragraph:

"Bradley Place II Homeowners Association, Grantor, Grantee and their prospective heirs, successors and assigns (collectively, the "Obligated Parties") are hereby prohibited from taking any actions to restrict the operations of the real estate to the north of the Development (the "Benefitted Property") currently owned and/or used by Tribune Company and/or any of its affiliates and/or subsidiary companies, including, without limitation, the WGN broadcasting companies, provided such operations are in compliance with applicable health and safety laws, statutes, ordinances, governmental rules and regulations and judicial rulings. The Obligated parties are further required to maintain landscaping on the Development so as not to interfere with satellite transmissions received at or transmitted from the Benefitted Property."

8. Acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer;
9. Buyer's mortgage, trust deed, or other security documents; and
10. Liens and other matters as to which the Title Insurer commits to insure Buyer against loss or damage (collectively, the "Permitted Exceptions").