

# UNOFFICIAL COPY



MAIL TO:

ENGELMAN & SMITH  
1603 ORRINGTON APT #800  
EVANSTON, IL 60201

Doc#: 0723226030 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/20/2007 10:05 AM Pg: 1 of 3



1 of 1  
KUN  
88761010

## SPECIAL WARRANTY DEED

THIS INDENTURE made this July 30, 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 Stephen and Angelina Sit, 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 2006 AND PARKING SPACE UNIT 806 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 9<sup>th</sup>, 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 9<sup>th</sup>, 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 9<sup>th</sup>, 2007 and recorded on the July 9<sup>th</sup>, 2007 in the Office of the Recorder

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

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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. Grantor further reserves to itself and its successors and assigns, and Grantee hereby grants to Grantor and its successors and assigns, the right to remedy as provided in Paragraph 20 of the Purchase Agreement dated September 9, 2004 between THE COLUMBIAN LLC, a Delaware limited liability company and Stephen and Angelina Sit for the purchase of the real estate (the "Purchase Agreement") the terms of which are set forth on Exhibit A, attached hereto and made a part hereof. The foregoing right of remedy herein reserved by Grantor and granted by Grantee pursuant to Paragraph 20 of the Purchase Agreement is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the real estate described herein.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, his heirs 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/Koosevelt, 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 benefit, 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

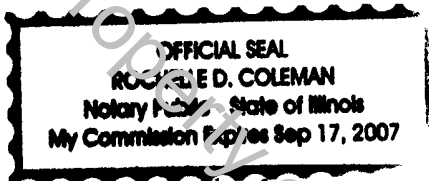
By:  \_\_\_\_\_

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 )SS  
COUNTY OF COOK )

I, ROCHELLE D. COLEMAN, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Robert E. Korins, 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 30th day of July, 2007.

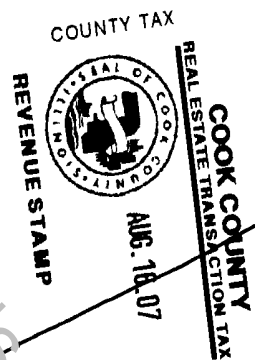


Rochelle D. C.  
Notary Public

This instrument was prepared by: ROCHELLE D. COLEMAN

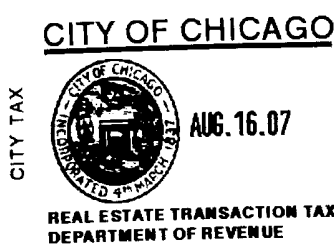
Send subsequent tax bills to:

STEPHEN ANGELINA BITT  
740 RHILTON LN  
WILMETTE, IL 60091



REAL ESTATE TRANSFER TAX
0033300
# 0000012510 FP326703

REAL ESTATE TRANSFER TAX
0016650
# 0000010369 FP326657



REAL ESTATE TRANSFER TAX
0249750
# 0000011696 FP326675