

UNOFFICIAL COPY



Doc#: 0724102143 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/29/2007 10:51 AM Pg: 1 of 3

MAIL TO:

Terrance O'Connor
633 Elm St
Barrington, IL
60010

01676497
10 of 2367
2 of 1

SPECIAL WARRANTY DEED

THIS INSTRUMENT made this August 17, 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 Terrance M. O'Connor, as GRANTEE.

* Jr. and Laura L. O'Connor, husband and wife

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 1905 AND PARKING SPACE UNIT 606 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

3013

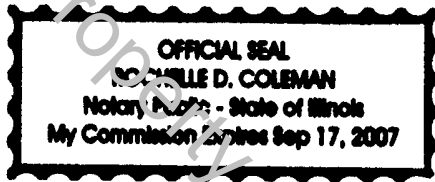
Near North National Title
222 N. LaSalle
Chicago, IL 60601

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. Koelner, 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 17th day of AUGUST, 2007.



Rochelle D. C.
Notary Public

This instrument was prepared by:

ROCHELLE D. COLEMAN

Send subsequent tax bills to:

Terrance O'Connor
633 Elm Rd
Barrington IL 60010

