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Doc#: 0725618094 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/13/2007 03:34 PM Pg: 1 of 3

Lis Pendens Notice

(Rev. 2/09/04)
CCG 0066

IN THE CIRCUIT COURT OF
COOK COUNTY, ILLINOIS

MARYLYN RINALDI

Plaintiff

v.

07CH25558

RICHARD GREENBERG, et al.,

Defendant

No. _____

LIS PENDENS NOTICE

I, the undersigned, do hereby certify that the above entitled cause was filed in the Circuit Court of Cook County on the
13th day of September, 2007 and is now pending in the Court and that the

property affected by the cause is described as follows:

See attached rider and limited common element(s) comprised of parking space(s) numbered 29 and 30.

in Cook County, Illinois.

Atty. No.: 36153

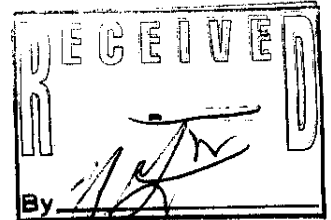
Name: Joseph T. Gentleman

Atty. for: Plaintiff

Address: 33 N. Dearborn, Suite 1401

City/State/Zip: Chicago, Illinois 60602

Telephone: (312) 263-700



DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

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1998-04-02 09:38:25
Cook County Recorder 25.50

This instrument was prepared by:
William S. McDowell, Jr.
Baker & McKenzie
130 East Randolph Drive
Chicago, Illinois 60601

After recording, mail to:

Gayle Campbell
Gayle Campbell Attorney
175 Old Half Day Road
Lincolnshire, Illinois 60069

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

DEARBORN GROUPE DEVELOPMENT L.L.C., an Illinois limited liability company ("Grantor"), for ten dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, grants and conveys and transfers to Marilyn Lea Rinaldi, whose address is 711 W. Old Elm Road, Lake Forest, Illinois 60045, all of Grantor's right, title and interest in and to:

(i) Unit 301 in The Whitney Condominium as delineated on a survey of a parcel of land comprised of Lots 5 and 6 and the South 6.96 feet of Lot 7 in Simon's subdivision of Lot 6 in Bronson's addition to Chicago, Lots 1, 2 and 3 in the subdivision of Lot 5 together with Sub Lot 1 of Lot 4 in Bronson's addition to Chicago; and Lots 1 to 5, both inclusive, in Alice P. Holbrook's subdivision of Lot 4 in the subdivision of Lot 5 in Bronson's addition to Chicago; all in the North East 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey (the "Plat") is attached as Exhibit "D" to the Declaration of Condominium Ownership for The Whitney Condominium recorded in Cook County, Illinois on December 31, 1996 as Document No. 96-982956, as amended by First Amendment recorded October 1, 1997 as Document No. 97-730677 and Second Amendment recorded March 19, 1998 as Document No. 98-216407 (as so amended, the "Declaration"), together with its undivided percentage interest in the Common Elements; and

(ii) The Limited Common Element(s) comprised of Parking Space(s) numbered 28 & 31 as delineated on the Plat and as described in Subparagraph 8(a) of the Declaration;

Permanent Real Estate Index Number: 17-04-218-048-1001

Common Address: 1301 North Dearborn Parkway, Unit 301, Chicago, Illinois 60610

all subject, however, to (i) general real estate taxes which are a lien but not yet due and payable; (ii) all rights, easements, covenants, conditions, options, restrictions and reservations contained in or established by said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein, (iii) adverse encroachment of the three story brick building and a stockade fence located mainly on the property north and adjoining the land described in the Declaration by various distances of 0.22 feet to 0.35 feet, with respect to said building, and by 0.68 feet with respect to said fence, as disclosed by the Plat, (iv) applicable zoning and building laws or ordinances, including building lines and

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rebates, (v) limitations and conditions imposed by the Illinois Condominium Property Act, (vi) assessments due after the date of Closing of assessments established and/or levied pursuant to the Declaration, and (vii) now done or suffered by or judgments against Grantee.

GRANTOR also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

GRANTOR hereby warrants title to the aforesaid property, subject to the matters affecting title thereto described above, against the acts of Grantor, and the lawful claims of every person claiming said property or any part thereof or any interest therein, by, through, or under Grantor by reason of said acts, but not otherwise.

CERTIFICATE

GRANTOR certifies, in accordance with Subparagraph 8(b) of the Declaration, that a copy of this deed has been delivered to the Board (as defined in Subparagraph 1(b) of the Declaration).

IN WITNESS WHEREOF, Grantor has signed these presents on May 21, 1998.

DEARBORN GOETHE DEVELOPMENT L.L.C.,
an Illinois limited liability company

By: *[Signature]*
Vice President

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on May 21, 1998 by Richard L. Zisook, Vice President of Dearborn-Goethe Development L.L.C., an Illinois limited liability company, on behalf of said company.

[Signature]
Notary Public

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
\$ 2925.00

OFFICIAL SEAL
KAREN IDIY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10-2000

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JUN-1998
\$ 195.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
\$ 390.00

Purchaser, unless the percentage of the year for which the improvements were assessed (the "Assessor's Percent") exceeds the percentage resulting from dividing the number of days remaining in the calendar year after the date of closing by 365 (the "Purchaser's Percent") in which case your share, as Purchaser, of the Improvement Portion shall be the Improvement Portion multiplied by the percentage resulting from dividing the Purchaser's Percent by the Assessor's Percent. If the Assessor's records do not indicate a partial assessment (the percentage of the year for which the improvements were assessed being shown as an occupancy factor), for purposes of reapportioning, the Assessor's Percent shall be deemed to be one hundred percent.

Please indicate your acceptance of the foregoing by signing the endorsement appearing at the conclusion hereof.

Yours very truly,
DEARBORN GOETHE DEVELOPMENT L.L.C.,
an Illinois limited liability company
By: *[Signature]*
Vice President

The foregoing is agreed to and accepted:

[Signature]
Maurer