TICOR TITLE VIOLETICIAL COPY

This instrument was prepared by:

Justeen McNett TR Harrison Holdings, LLC 1415 Sherman Avenue, Unit 101 Evanston, Illinois 60201

After recording return to:

Dennis Thorn 180 N Michigan Ave Suite 2109 Chicago, IL 60601

Mail subsequent tax bills to:

TR Harrison Holdings, LLC 1415 Sherman / venue, Unit 101 Evanston, Illinois 60201



Doc#: 0731940069 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds Date: 11/15/2007 12:25 PM Pg: 1 of 4

For Recorder's Office Use Only

SPECIAL WARRANTY DEED

TR Harrison Holdings, LLC, an Illinois limited liability company, duly authorized to transact business in the State of Illinois (herein, "Grantor"), with its principal office at 1415 Sherman Avenue, Suite 101, Evanston, Illinois 60201, for and 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, does hereby GRANT, BARGAIN, SELL AND CONVEY to Craig Hugus (herein, the "Grantee") residing at 1614 N. Sedgwick, #B, Chicago, IL, all the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See Exhibit A attached hereto.

PINS:

17-16-402-001 through 17-16-402-010, both inclusive (affects the unit and the

common elements)

Address:

611 S. Wells Street, Units 801 and P109, Chicago, IL 60607

TO HAVE AND TO HOLD the said Real Estate forever, SUBJECT TO:

Current general real estate taxes, taxes for subsequent years and special taxes or assessments; the Illinois Condominium Property Act; the Declaration of Condominium Ownership for 611 S. Wells Street Condominium; applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts done or suffered by Grantee or anyone claiming by through or under Grantee; covenants, conditions, agreements, building lines and restrictions of record; Declaration of Covenants, Conditions, Restrictions and Easements for 611 S. Wells Street, and other easements recorded at any time prior to closing, including any easements established by or implied from the Declaration of Condominium Ownership or amendments thereto; and Grantee's mortgage, if any.

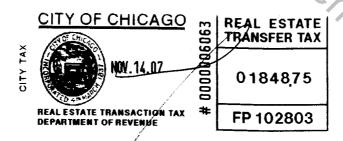
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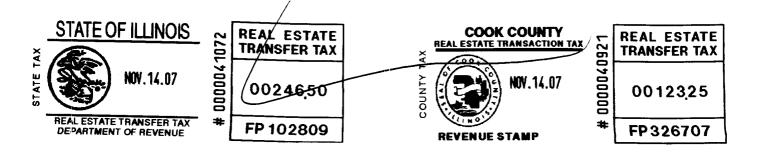
UNOFFICIAL COPY

Grantor also hereby grants to the Grantee, his respective 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 Condominium Ownership for 611 S. Wells Street Condominium (the "Condominium Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Condominium 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 Condominium Declaration the same as through the provisions of said Condominium Declaration were recited and stipulated at length herein.

Grantor also hereby grants to the Grantee, her respective 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 Covenants, Conditions, Restrictions and Easement for \$11 S. Wells Street (the "Reciprocal Easement Agreement"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Reciprocal Easement Agreement 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 Reciprocal Easement Agreement the same as through the provisions of said Reciprocal Easement Agreement were recited and stipulated at length herein. 0xC00+C04,

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Clark's Office

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day of November, 2007.

TR HARRISON HOLDINGS, LLC, an Illinois limited liability company

By: TR Holdings, Inc., an Illinois corporation, its manager

By:

Thomas A. Roszak, President

Attest: Thomas A. Roszak, Secretary

State of Illinois

) SS

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Thomas A. Roszak, the President and Secretary, of TR Holdings, Inc., an Illinois corporation, the sole manager of TR Harrison Holdings, LC, an Illinois limited liability company, personally known by me 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, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Commission Expires:

Notary Public

OFFICIAL SEAL AARON M MASLIANSKY NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:06/06/09

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000634478 CH

STREET ADDRESS: 611 S. WELLS ST. UNIT #801

CITY: CHICAGO

COUNTY: COOK COUNTY

LEGAL DESCRIPTION:

UNIT NUMBER 802 and P109 IN THE 611 S. WELLS, STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF TART OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 3, 4, 9, 10, 15 AND 16 (EXCEPT THE EAST 4 FEET OF SAID LOTS TAKEN FOR WIDENING OF ALLEY, IF THE SUBDIVISION OF BLOCK 101 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16. TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WEICH SURVEY IS ATTACHED AS FIGHER "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 8, 2007 AS DOCUMENT NUMBER 0731215062, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S50A, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR SUPPORT, INGRESS AND EGRESS, AND OTHER PURPOSES AS DESCRIBED AND DEFINED IN THE DECLARATION OF RECIPROCAL COVENANTS, CONDITIONS RESTRUCTIONS AND EASEMENTS RECOIDED NOVEMBER 8, 2007 AS DOCUMENT NUMBER 0731215061.

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THE MAY!	PCL	YEAR	1ST INST	STAT
PERM TAX#	1 OF 10	2006	\$6,234.99	PAIL
17-16-402-001-0000	2 OF 10	2006	\$6,234.99	PATU
17-16-402-002-0000		2006	\$3,181.00	PAID
17-16-402-003-0000	3 OF 10	2006	\$3,177.65	PAID
17-16-402-004-0000	4 OF 10		\$3,177.65	PAID
17-16-402-005-0000	5 OF 10	2006		PAID
17-16-402-006-0000	6 OF 10	2006	\$3,177.65	
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	n on 10	2006	\$3,177.26	PAID
17-16-402-007-0000	7 OF 10	2006	\$3,177.26	PAID
17-16-402-008-0000	8 OF 10		\$3,177.26	PAID
17-16-402-009-0000	9 OF 10	2006	• •	PAID
17-16-402-010-0000	10 OF 10	2006	\$3,177.26	IAL