

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 Avenue, 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.

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 611 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.

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CITY OF CHICAGO

CITY TAX



NOV. 14.07


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006063

REAL ESTATE TRANSFER TAX
01848.75
FP 102803

STATE OF ILLINOIS

STATE TAX



NOV. 14.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000041072

REAL ESTATE TRANSFER TAX
00246.50
FP 102809

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX



NOV. 14.07

REVENUE STAMP

0000040921

REAL ESTATE TRANSFER TAX
00123.25
FP 326707

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 000634478 CH
 STREET ADDRESS: 611 S. WELLS ST. UNIT #801
 CITY: CHICAGO COUNTY: COOK COUNTY

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT NUMBER 801 and P109 IN THE 611 S. WELLS STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART 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) IN 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;

WHICH SURVEY IS ATTACHED AS EXHIBIT "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 RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 8, 2007 AS DOCUMENT NUMBER 0731215061.

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