



Doc#: 0734734104 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/13/2007 01:25 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

THE GRANTOR,
340 EAST RANDOLPH LLC, a limited liability company 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, for and in consideration of the sum of (\$10.00) Ten and 00/100 Dollars, and other valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to

AC0706028 I will run into no ads (P)

Raymond E. Meyer, as trustee of the Raymond E Meyer Living Trust
OF 910 Ridge Rd., #305, Muncie, IN 46321 u/T/A/D August 29, 1987 as restated in *

the following described real estate and related improvements situated in the County of Cook in the State of Illinois (collectively, the "Real Estate"), to wit:

*the second restatement dated June 2, 2003

See Exhibit "A" attached hereto and made a part hereof.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described Real Estate, the rights and easements for the benefit of said (ea) Estate set forth in that certain 340 on the Park Declaration of Condominium (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 property described therein. This deed is subject to all rights, easements, covenants, conditions restrictions and reservations contained in said Declaration the same as though the provision of said Declaration were recited and stipulated at length herein.

Together with all and singular the hereditaments 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, of the Grantor, either in law or equity, of, in and to the Real Estate, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Real Estate as above described, with the appurtenances, unto Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Real Estate, it has not done or suffered to be done anything whereby the Real Estate hereby granted are, or may be, in any manner encumbered or charged, except for those items listed on Exhibit "A" attached hereto (the "Permitted Exceptions"); and that, subject to the Permitted Exceptions, the Grantor will warrant and forever defend the Real Estate.

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 27th day of November, 2007

340 EAST RANDOLPH LLC
By: LR PARCEL N LLC, a Member
By: LR Development Company LLC, a Delaware limited liability company, d/b/a Related Midwest LLC, its sole member
By: *[Signature]*
Its: Assistant Vice President

MAIL TO:

Michael Delrahim, Esq.
(Name)
Brown Udell & Pomerantz, Ltd.
1332 N. Halsted St., Suite 100
(Address)
Chicago, IL 60622
(City, State and Zip)

SUBSEQUENT TAX BILLS TO:

Raymond E. Meyer
340 East Randolph Street, Unit 4001, Chicago, Illinois 60601
(City, State and Zip)

City of Chicago
Dept. of Revenue
537266



Real Estate
Transfer Stamp
\$12,292.50

11/28/2007 14:49 Batch 11841 67

Box 334

SAGS

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STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jacalyn M. Guon, acting in the capacity as Assistant Vice-President of LR Development Company LLC d/b/a Related Midwest LLC, as sole Member of LR Parcel N LLC, a Member of 340 EAST RANDOLPH LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that she signed, sealed and delivered this instrument as her free and voluntary act, and as the free and voluntary act of said limited liability company, on behalf of said limited liability company, for the uses and purposes herein set forth.


Given under my hand and official seal, this 27th day of November, 2007.

Laura Greenlee
NOTARY PUBLIC


OFFICIAL SEAL
LAURA GREENLEE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11-7-2009

Commission expires: 11/7/2009

This instrument was prepared by Thomas O. Weeks, Esq., 350 West Hubbard, Suite #300, Chicago, IL 60610

STATE OF ILLINOIS
STATE TAX

DEC. 12. 07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000106132
REAL ESTATE TRANSFER TAX
0163900
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

DEC. 12. 07
REVENUE STAMP

0000106382
REAL ESTATE TRANSFER TAX
0081950
FP 102802

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EXHIBIT "A"

LEGAL DESCRIPTION OF PREMISES

PARCEL 1: UNIT 4001, P6-47 AND P6-48 IN THE 340 ON THE PARK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 17 IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT NUMBER 0030301045 TOGETHER WITH NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY, INCLUDING EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, IN AND UPON LOTS AND PARTS OF LOTS IN LAKESHORE EAST SUBDIVISION AFORESAID, AS DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST DATED JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT NUMBER 0020732020, AS AMENDED FROM TIME TO TIME, AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY FOR ENCROACHMENTS, SANITARY AND STORM SEWER LINES, EMERGENCY EXITING PATH AND FOR USE OF WALLS FOR SEPARATION AS DEFINED, DESCRIBED AND CREATED BY THE PARCELS 16, 17 AND 17A DECLARATION, DEVELOPMENT AND EASEMENT AGREEMENT DATED FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632010, AND NON-EXCLUSIVE EASEMENTS FOR EXPANSION JOINTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY AS DESCRIBED, DEFINED AND CREATED BY THE EASEMENT AGREEMENT DATED MAY 9, 2006 AND RECORDED JUNE 16, 2006 AS DOCUMENT NUMBER 0616745017; WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717322066 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S63-10, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0717322066.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY, FOR INGRESS, EGRESS, USE, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0717322065.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said previously defined Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

This deed also is subject to:

1. Current real estate taxes and taxes for subsequent years not otherwise due and payable at the time of closing;
2. Lakeshore East special assessment district taxes for current and subsequent years not otherwise due and payable at the time of closing;
3. The terms and provisions of the Declaration and any amendments thereto;

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4. The terms and provisions of the Master Declaration and any amendments thereto;
5. Public, private and utility easements, including any easements established by, or implied from, the Declaration, the Master Declaration and any amendments thereto;
6. The terms and provisions of the Declaration of Covenants, Conditions, Restrictions and Easements and any amendments thereto;
7. The terms and provisions of the Parcels 16, 17 and 17A Declaration Development and Easement Agreement and any amendments thereto;
8. Covenants, conditions and restrictions of record (provided the same do not materially adversely impair the use and enjoyment of the Residential Unit as a residence or the Parking Unit(s) for parking purposes);
9. Applicable zoning and building laws, ordinances and restrictions;
10. Limitations and conditions imposed by the Condominium Property Act of the State of Illinois, as amended;
11. Encroachments, if any, which do not materially adversely impair the use and enjoyment of the Residential Unit as a residence or the Parking Unit(s) for parking purposes;
12. Installments due after the date of closing for assessments established pursuant to the Declaration;
13. Matters over which the title company is willing to insure;
14. Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
15. Grantee's mortgage(s); and
16. Leases, licenses and management agreements affecting the Common Elements.

Property Address: 340 East Randolph Street, Unit 4001, Chicago, Illinois 60601

Permanent Index Number(s): 17-10-318-053-0000 (contains subject property and other land for 2006 and beyond)

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EXHIBIT A-1

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.