

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



Doc#: 0802833116 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/28/2008 09:43 AM Pg: 1 of 5

Russ Zajtchuk and Joan E. Zajtchuk, husband and wife not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety 1935 N. Orchard, Chicago, IL 60614

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:

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 Real 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 17<sup>th</sup> day of January, 2008

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:   
Its: Assistant Vice President

MAIL TO:  
Russ Zajtchuk  
James E. Hussey, Esq.  
(Name)  
230 West Monroe, Suite 250 1935 N. ORCHARD  
(Address)  
Chicago, IL 60604  
(City, State and Zip)

SUBSEQUENT TAX BILLS TO:  
Russ Zajtchuk and Joan E. Zajtchuk  
340 East Randolph Street, Unit #5306, Chicago, Illinois 60601  
(City, State and Zip)

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
541652 \$10,417.50



01/17/2008 15:52 Batch 10226 37

CTI AC0706121 EFR 10-2-2008

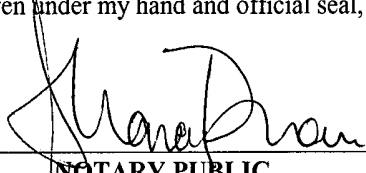
BOX 334

5/8

# UNOFFICIAL COPY

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 17th day of January, 2008.


  
\_\_\_\_\_  
NOTARY PUBLIC

OFFICIAL SEAL  
SHANA DUERR  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 06-28-2010

Commission expires: 6/28/10

This instrument was prepared by Michael J. Delrahim, Esq., Brown Udell and Pomerantz, LTD, 1332 North Halsted Street, Chicago, Illinois 60622

STATE OF ILLINOIS  
STATE TAX  
  
JAN. 22. 08  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
# 0000106593  
REAL ESTATE TRANSFER TAX  
0138900  
FP 102808

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
  
JAN. 22. 08  
REVENUE STAMP  
# 0000106842  
REAL ESTATE TRANSFER TAX  
0069450  
FP 102802

# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION OF PREMISES

PARCEL 1: UNIT 5306, P2-16 AND P2-17 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 0616045017; 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 S63-85, 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;
4. The terms and provisions of the Master Declaration and any amendments thereto;

# UNOFFICIAL COPY

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 5306, Chicago, Illinois 60601

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

# UNOFFICIAL COPY

## 340 ON THE PARK CONDOMINIUM ASSOCIATION

January 17, 2008

Chicago Title & Trust Company  
171 N. Clark Street, 2<sup>nd</sup> Floor  
Chicago, IL 60601

Russ Zajtchuk and Joan E. Zajtchuk  
1935 N. Orchard  
Chicago, IL 60614

Re: 340 on the Park Condominium Association  
340 East Randolph Street, Unit 5306 and Parking Unit(s) P2-16 and P2-17,  
Chicago, IL 60601

Dear Sir or Madam:

340 on the Park Condominium Association hereby waives its right of first refusal to purchase Residential Unit 5306 and Parking Unit(s) P2-16 and P2-17 in the 340 on the Park Condominiums located at 340 East Randolph, Chicago, IL 60601.

In addition, assessments for both the Residential Unit and Parking Unit(s) have been paid through January 31, 2008.

Very truly yours,

340 on the Park Condominium Association

By: *Bradford J. White*  
Its: Director