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MTC#2077336 TA 1 OF 3

Doc#: 0811441086 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/23/2008 12:03 PM Pg: 1 of 4

**SPECIAL WARRANTY DEED
Statutory Illinois**

Above Space for Recorder's use only

THE GRANTOR, **RUSH/CHESTNUT LLC**, an Illinois 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 TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said company, GRANTS, BARGAINS, SELLS, REMISES, RELEASES AND CONVEYS to the GRANTEES, **WILLIAM B. KAPLAN AND CAROL KAPLAN**, as husband and wife, whose address is 2008 N. Mohawk, Chicago, Illinois 60614, not as Joint Tenants with rights of survivorship, nor as Tenants in Common but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

SUBJECT TO: Exceptions set forth on Exhibit "B" attached hereto and incorporated by this reference.

Permanent Real Estate Index Number: 17-03-217-005-0000; 17-03-217-006-0000;
17-03-217-007-0000.
(affects underlying land and other property)

Address of Property: 50 East Chestnut, Unit # 3801, Chicago, Illinois 60611

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the revision or revisions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, forever.

Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantees that it has not done, or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said

M.G.R. TITLE

City of Chicago

Real Estate

Dept. of Revenue

Transfer Stamp

550010



\$36,912.75

04/22/2008 11:16 Batch 07234 46

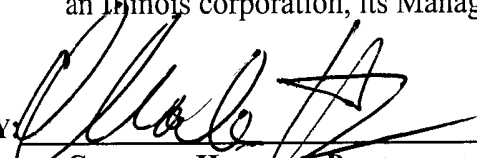
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premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject to those exceptions set forth on Exhibit "B."

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this 14th day of April, 2008.

RUSH/CHESTNUT LLC,
an Illinois limited liability company,

BY: CHH MANAGERS, INC.
an Illinois corporation, its Manager

BY: 
CHARLES HUZENIS, PRESIDENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Larry D Bell, a Notary Public in and for the County and State aforesaid, do hereby certify that Charles Huzenis as President of CHH Managers, Inc., Manager of Rush/Chestnut LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14th day of APRIL, 2008.

My Commission Expires: _____

Notary Public



Prepared By:

Fuchs & Roselli, Ltd.
440 West Randolph Street, Suite 500
Chicago, Illinois 60606

After Recording Mail To:

Mail all Subsequent Tax Bills to:

Tabi L. Pinsky
DLA Piper US LLP
203 N. LaSalle, Suite 1900
Chicago, IL 60601

William B. Kaplan
50 E. Chestnut, # 3801
Chicago, IL 60611

UNOFFICIAL COPY**EXHIBIT "A"
LEGAL DESCRIPTION****PARCEL 1:**

UNIT 3801 AND PARKING UNITS P-45 AND P-46 IN THE 50 EAST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THOSE PARTS OF LOTS 1, 2 AND 3 IN REHM'S SUBDIVISION OF LOT 5 IN BLOCK 14, IN CANAL TRUSTEES' SUBDIVISION TOGETHER WITH LOT 4 (EXCEPT THE NORTH 13 FEET THEREOF) (THE SAID NORTH 13 FEET BEING MEASURED ALONG A LINE EXTENDED SOUTHWARDLY FROM AND AT RIGHT ANGLES TO THE NORTH LINE OF LOT 4) IN BLOCK 14 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0728915115, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

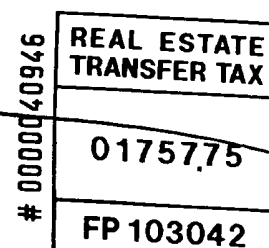
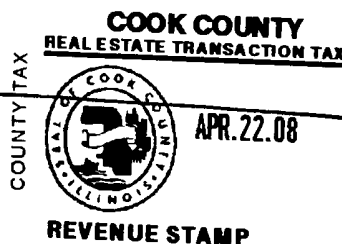
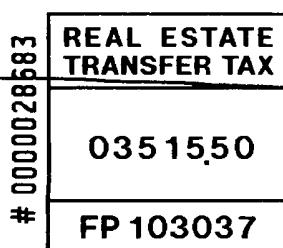
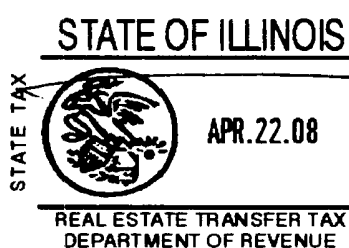
PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-34, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0728915115.

PIN#: 17-03-217-005-0000 (AFFECTS PART OF THE UNDERLYING LAND (THAT PART OF LOT 4) AND OTHER PROPERTY) & 17-03-217-006-0000 (AFFECTS PART OF THE UNDERLYING LAND (LOT 1) AND OTHER PROPERTY) & 17-03-217-007-0000 (AFFECTS PART OF THE UNDERLYING LAND (LOTS 2 AND 3) AND OTHER PROPERTY)

COMMONLY KNOWN AS:

50 East Chestnut
Unit 3801
Chicago, Illinois 60611



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Exhibit "B"

Subject to:

(1) real estate taxes not yet due and payable; (2) public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restrictions, conditions and reservations contained in the Declaration and provision of the Act; (5) Special Service Area pursuant to Document recorded as 91076841; (6) Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements; (7) Easement over an eight (8) foot strip of the East end of Lot 1 for private alley; (8) such other matters, as to which the Title Insurer commits to insure Buyer against loss or damage; (9) covenants, conditions, restrictions, permits, easements and agreements of record which do not materially, adversely affect the use of the Premises as a condominium residence, and (10) acts of Buyer.

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 property 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 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 provisions of said Declaration were recited and stipulated at length herein.

Property of Cook County Clerk's Office