

# UNOFFICIAL COPY

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Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/07/2008 01:12 PM Pg: 1 of 4

1 of 5

C

## SPECIAL WARRANTY DEED

THIS AGREEMENT by and among **LINDA S. FISHER, AS TRUSTEE OF THE LINDA S. FISHER REVOCABLE TRUST, AS AMENDED, dated March 2, 2006, of Cincinnati, Ohio (the "Grantor") and US BANK, N.A. (f/k/a Star Bank, N.A.) AS TRUSTEE OF THE ROBERT W. FISHER GRANTOR RETAINED ANNUITY REMAINDER TRUST dated December 31, 1992 f/b/o Benjamin Fisher; US BANK, N.A. (f/k/a Star Bank, N.A.) AS TRUSTEE OF THE ROBERT W. FISHER GRANTOR RETAINED ANNUITY REMAINDER TRUST dated December 31, 1992 f/b/o Jennifer Fisher; and US BANK, N.A. (f/k/a Star Bank, N.A.) AS TRUSTEE OF THE ROBERT W. FISHER GRANTOR RETAINED ANNUITY REMAINDER TRUST dated December 31, 1992 f/b/o Ari Fisher, all of Cincinnati, Ohio (collectively the "Grantee").**

WITNESSETH that:

The Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY to each Grantee and to its/their successors, heirs and assigns, AN UNDIVIDED NINE PERCENT (9%) INTEREST TO EACH (being a total of an undivided twenty-seven percent (27%) interest), each Grantee acquiring its undivided interest as a tenant in common, in the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

(See Exhibit A attached hereto and made a part hereof for legal description.)

Common Address: Unit 18B and Parking Right V-131,

159 East Walton, Chicago, Illinois 60611

P.I.N.: Part of 17-03-213-020-1023

Grantor also hereby grants to Grantee, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit for said unit set forth in the Declaration of Condominium recorded as Document No. 0533510002, as amended by that certain First Amendment thereto recorded as Document No. 0605531046 and that certain Second Amendment thereto recorded as Document No. 0608327004, and that certain Third Amendment thereto recorded as Document 0611831040, and as further amended from time to time. This

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City of Chicago

Dept. of Revenue

551312

05/07/2008 10:39 Batch 00751 22



Real Estate

Transfer Stamp

\$13,450.50

REAL ESTATE TRANSFER TAX
0021350
FP 103042

# 0000041549

COOK COUNTY REAL ESTATE TRANSACTION TAX

MAY -7.08



REVENUE STAMP

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX



MAY -7.08

REVENUE STAMP

COUNTY TAX

# 0000041549

REAL ESTATE TRANSFER TAX

0021350

FP 103042

STATE OF ILLINOIS



MAY -7.08

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

STATE TAX

# 0000029286

REAL ESTATE TRANSFER TAX

00427.00

FP 103037

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE



MAY -7.08

STATE OF ILLINOIS

# 0000029287

REAL ESTATE TRANSFER TAX
00427.00
FP 103037

COOK COUNTY REAL ESTATE TRANSACTION TAX



MAY -7.08

REVENUE STAMP

COUNTY TAX

# 0000041548

REAL ESTATE TRANSFER TAX

0021350

FP 103042

STATE OF ILLINOIS



MAY -7.08

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

STATE TAX

# 0000029285

REAL ESTATE TRANSFER TAX

00427.00

FP 103037

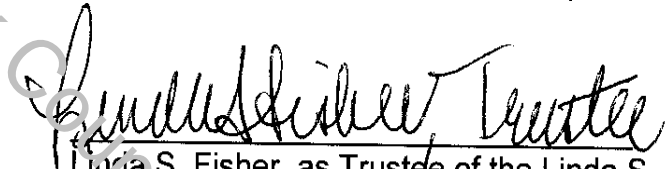
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Deed is subject to all rights, easements, covenants, restrictions and reservations contained in the Declaration of Condominium, as amended, the same as though the provisions of said Declaration were recited and stipulated at length herein.

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 above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, Grantor WILL WARRANT AND DEFEND, subject to items specified in Exhibit B attached hereto and made a part hereof.

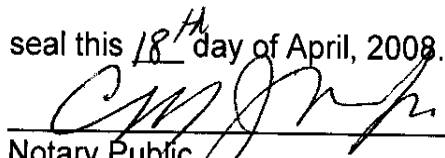
IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 18<sup>th</sup> day of April, 2008.

  
Linda S. Fisher, as Trustee of the Linda S. Fisher Revocable Trust, as amended, dated March 2, 2006

STATE OF OHIO )  
 )SS:  
COUNTY OF HAMILTON )

I, Crofford J. Macklin, Jr., a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Linda S. Fisher, Trustee of the Linda S. Fisher Revocable Trust, as amended, dated March 2, 2006, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument of her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 18<sup>th</sup> day of April, 2008.

  
\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_  
CROFFORD J. MACKLIN, JR., Attorney at Law  
Notary Public, State of Ohio  
My Commission has no expiration date.  
Section 147.03 O. R. C.

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## EXHIBIT A

### Legal Description of Purchased Unit

UNIT 18B IN THE PALMOLIVE BUILDING LANDMARK RESIDENCES, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

A PART OF THE NORTH HALF OF LOTS 23 TO 31, BOTH INCLUSIVE, TAKEN AS A TRACT IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 13 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE PALMOLIVE BUILDING LANDMARK RESIDENCES, A CONDOMINIUM RECORDED DECEMBER 1, 2005 AS DOCUMENT 0533510002 AND FIRST AMENDMENT RECORDED FEBRUARY 24, 2006 AS DOCUMENT 0605531046 AND SECOND AMENDMENT RECORDED MARCH 24, 2006 AS DOCUMENT 0608327004, AND THIRD AMENDMENT RECORDED APRIL 28, 2006 AS DOCUMENT 0611831040, AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

AND

THE RIGHT TO THE USE OF PARKING RIGHT V-131 TO HAVE A PASSENGER VEHICLE VALET PARKED IN THE PARKING AREA (AS DEFINED IN THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE PALMOLIVE LANDMARK RESIDENCES, A CONDOMINIUM DATED NOVEMBER 28, 2005 AND RECORDED DECEMBER 1, 2005 AS DOCUMENT 0533510002.

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## EXHIBIT B

### Permitted Exceptions

- (1) Current non-delinquent real estate taxes and assessments, and taxes and assessments for subsequent years;
- (2) Illinois Condominium Property Act [765 ILCS 605/1 et seq.];
- (3) Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Palmolive Building Landmark Residences, a Condominium, dated November 28, 2005 and recorded with the Cook County Recorder of Deeds on December 1, 2005 as Document No. 0533510002, as amended by the First Amendment dated February 23, 2006 and recorded with the Cook County Recorder of Deeds on February 24, 2006 as Document No. 0605531046, and as amended by the Second Amendment dated March 17, 2006 and recorded with the Cook County Recorder of Deeds on March 24, 2006 as Document No. 6068327004 and further amended by the Third Amendment recorded with the Cook County Recorder of Deeds on June 28, 2006 as Document No. 0611831040;
- (4) Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements by and Among Palmolive Tower Condominiums, LLC, a Delaware limited liability company, Palmolive Building Base, LLC, a Delaware limited liability company, Palmolive Building Retail, LLC, a Delaware limited liability company, and Palmolive Façade, LLC, a Delaware limited liability company, dated June 11, 2003 and recorded with the Cook County Recorder of Deeds on June 16, 2003 as Document No. 0316732050, as amended by that certain First Amendment recorded with the Cook County Recorder of Deeds on August 2, 2005 as Document No. 0521432093 and re-recorded on November 29, 2005 as Document No. 0533310137;
- (5) Applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (6) Leases and licenses affecting the Common Elements;
- (7) Public and utility easements and covenants, conditions and restrictions of record;
- (8) Rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for alleys, roads and highways, if any; and
- (9) Acts done or suffered by Grantee.