

# UNOFFICIAL COPY

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## SPECIAL WARRANTY DEED (ILLINOIS)



Doc#: 0817601088 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/24/2008 11:53 AM Pg: 1 of 3

AFTER RECORDING,  
PLEASE MAIL TO:

Yuan Chen  
1258 Beechwood Ct., Unit C1  
Schaumburg, IL 60193

PLEASE MAIL SUBSEQUENT  
TAX BILLS TO:

Yuan Chen  
1258 Beechwood Ct., Unit C1  
Schaumburg, IL 60193

### RECORDER'S STAMP

END

Dearborn Residential, LLC, an Illinois limited liability company (hereinafter referred to as "**Grantor**"), whose mailing address is 1050 North Clark Street, Suite 300, Chicago, Illinois 60610, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Yuan Chen (hereinafter referred to as "**Grantee**"), whose mailing address is 1258 Beechwood Court, Unit C1, Schaumburg, IL 60193 and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, SELL, and CONVEY unto Grantee, its successors, and assigns forever, that certain tract of real property located in Cook County, Illinois and more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes together with any and all rights appertaining thereto, and any and all of the improvements located thereon (said real property together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being collectively referred to as the "**Property**").

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TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever; and Grantor hereby binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided that this conveyance and the covenants and warranties of Grantor herein contained are subject to: (1) general real estate taxes not yet due and payable; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any which do not affect the use of the unit as a residence, parking space or storage space, as applicable; (4) City of Chicago zoning, condominium and building laws or ordinances; (5) acts done or suffered by Grantee; (6) the Illinois Condominium Property Act; (7) the Declaration of Condominium for 200 North Dearborn Private Residences, a Condominium ("Declaration") and all amendments thereto; (8) the Easement Agreement for the Property and all amendments thereto; (9) existing lease to residential unit and parking unit, if any; (10) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; (11) existing leases, licenses and agreements affecting the

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Common Elements; (12) utility easements, if any, whether recorded or unrecorded; (13) installments due after closing for assessments levied pursuant to the Declaration; and (14) the Fair Housing Act, 42 USC §3601 et. seq.

**APPLY APPLICABLE SENTENCE:** Either (A) the tenant of unit aforesaid has waived or has failed to exercise the right of first refusal; (B) the tenant of the unit had no right of first refusal; or (C) the purchaser of the unit was the tenant of the unit prior to the conversion of the building to a condominium.

IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on this 6<sup>th</sup> day of June, 2008.

**GRANTOR:**

Dearborn Residential, LLC, an Illinois limited liability company

By: SEG Dearborn Consultants, Inc., an Illinois corporation, its manager

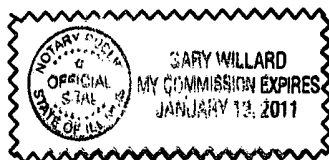
By: 

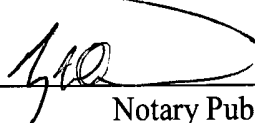
Steven E. Gouletas, President

State of Illinois  
County of Cook

I, the Undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Steven E. Gouletas, President of SEG Dearborn Consultants, Inc., an Illinois corporation, being the manager of Dearborn Residential, LLC, an Illinois limited liability company, is 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 acknowledge that he signed sealed and delivered said document as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability companies, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6<sup>th</sup> day of June, 2008.



  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

Dearborn Residential, LLC, 1030 North Clark Street, Suite 300, Chicago, Illinois 60610

**UNOFFICIAL COPY****EXHIBIT A****Legal Description****PARCEL 1:**


UNITS **P-10** IN THE 200 NORTH DEARBORN PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF ACCESSOR'S DIVISION OF BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO, ALL IN THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND EASEMENTS FOR INGRESS, EGRESS, USE, CONSTRUCTION AND ENJOYMENT AS MORE PARTICULARLY SET FORTH IN DEED RECORDED AS DOCUMENT NUMBER 87254850, EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 91591893 AND EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 92199746, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED ON FEBRUARY 25, 2008, AS DOCUMENT NUMBER 0805641071 TOGETHER WITH EACH AFORESAID UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.


**PARCEL 2:**


NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED AND SET FORTH IN THE EASEMENT AGREEMENT RECORDED ON FEBRUARY 25, 2008, AS DOCUMENT NUMBER 0805641067.

P.I.N. #: 17-09-424-001-0000 AND 17-09-424-002-0000  
(WHICH AFFECT THE LAND UNDERLYING  
THE AFORESAID UNIT AND OTHER PROPERTY)

COMMON ADDRESS: 200 NORTH DEARBORN STREET, UNIT **P-10**  
CHICAGO, ILLINOIS 60601

CITY TAX	
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO
	
JUN. 19. 08	
# 0000002850	
FP 102805	REAL ESTATE TRANSFER TAX
0005250	

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	JUN. 19. 08	00005.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000001845	FP 102808

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	JUN. 19. 08	00002.50
REVENUE STAMP	# 0000109037	FP 102802