



Doc#: 0824141098 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/28/2008 12:37 PM Pg: 1 of 4

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SPECIAL WARRANTY DEED

2078836-MTP-1012-10

THE GRANTOR, 1400 Museum Park, LLC, an Illinois limited liability company of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, GRANT, BARGAIN AND SELL TO: Rade Tomic, a ~~single~~^{married} man, of 1626 North Prospect Avenue, Unit 809, Milwaukee, WI 53202, ("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(above space for recorder only)

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-22-105-013-0000; 17-22-105-014-0000; 17-22-105-015-0000; 17-22-105-016-0000; 17-22-105-017-0000; 17-22-105-040-0000 (affects underlying land and other property)

Address of Real Estate: 100 East 14th Street, Chicago, Illinois 60605, Unit 3102/GU-132/S-242
Chicago, Illinois 60605

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record (including, without limitation, the Declaration of Restrictive Covenant: No Build Zone - Air Rights Parcel and the Declaration of Covenants, Conditions, Restrictions and Easements: Reciprocal Easement Agreement), certain unrecorded license agreements and railroad rights of way, reservations, easements and rights provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Unit as a residential condominium; (6) the Declaration of Condominium for the 1400 Museum Park Condominiums recorded May 1, 2008, as document #0812216018, (which Declaration, among other things, includes notice of Grantee's waiver of the implied warranty of habitability), as amended from time to time; (7) the provisions of the Illinois Condominium Act; (8) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; (9) liens and other matters as to which Mercury Title Company, L.L.C. commits to insure Grantee against loss or damage.

STATE OF ILLINOIS
STATE TAX
AUG. 27. 08
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0000034209
0056350
FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
AUG. 27. 08
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0000046472
0028175
FP 103042

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 3102, and GU-132 IN THE 1400 MUSEUM PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 6 IN CHARLES SHERMAN'S SUBDIVISION AND LOTS 1 THROUGH 7 IN CHARLES BUSBY'S SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE PARCELS NOTED AS EXCEPTION PARCEL "A" AND EXCEPTION PARCEL "B" DESCRIBED BELOW, IN COOK COUNTY ILLINOIS. (ALSO KNOWN AS PROPOSED LOT 1 IN THE 1400 MUSEUM PARK RESUBDIVISION.)

EXCEPTION PARCEL "A"

THAT PART OF LOT 6 IN CHARLES SHERMAN'S SUBDIVISION AND LOTS 1 THROUGH 7 IN CHARLES BUSBY'S SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 35.70 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH $89^{\circ}57'29''$ EAST ALONG THE SOUTH LINE OF SAID LOT 7, 43.53 FEET; THENCE NORTH 23.69 FEET; THENCE EAST 10.02 FEET; THENCE NORTH 11.98 FEET; THENCE WEST 7.19 FEET; THENCE NORTH 19.60 FEET; THENCE WEST 1.05 FEET; THENCE NORTH 6.54 FEET; THENCE EAST 0.30 FEET; THENCE NORTH 29.59 FEET; THENCE EAST 7.86 FEET; THENCE NORTH 0.35 FEET; THENCE EAST 14.48 FEET; THENCE NORTH 8.87 FEET; THENCE WEST 16.66 FEET; THENCE NORTH 20.55 FEET; THENCE WEST 1.41 FEET; THENCE NORTH 19.29 FEET; THENCE EAST 9.52 FEET; THENCE NORTH 6.25 FEET; THENCE EAST 7.69 FEET; THENCE NORTH 5.22 FEET; THENCE WEST 2.44 FEET; THENCE NORTH 11.68 FEET; THENCE WEST 18.43 FEET; THENCE NORTH TO THE NORTH LINE OF SAID LOT 6, 22.46 FEET; THENCE SOUTH $89^{\circ}57'29''$ WEST, 42.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH $00^{\circ}00'41''$ WEST ALONG THE WEST LINE OF SAID LOTS, 186.07 FEET TO THE POINT OF BEGINNING,

ALSO THAT PORTION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO CITY DATUM AND LYING BELOW AN INCLINED PLANE PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: THE WEST LINE OF SAID INCLINED PLANE BEGINNING ON THE SOUTH LINE OF SAID LOT 7 WHICH BEARS NORTH $89^{\circ}57'29''$ EAST, 43.53 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 23.69 FEET AT THE ELEVATION OF 35.70 FEET CHICAGO CITY DATUM; THE EAST LINE OF SAID INCLINED PLANE BEGINNING ON THE SOUTH LINE OF SAID LOT 7 WHICH BEARS NORTH $89^{\circ}57'29''$ EAST, 53.55 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 23.68 FEET AT THE ELEVATION OF 36.77 FEET CHICAGO CITY DATUM;

ALSO THAT PORTION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO CITY DATUM AND LYING BELOW AN INCLINED PLANE PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: THE WEST LINE OF SAID INCLINED PLANE BEGINNING ON THE NORTH LINE OF LOT 6 IN CHARLES SHERMAN'S SUBDIVISION WHICH BEARS NORTH $89^{\circ}57'29''$ EAST, 42.48 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 22.46 FEET AT THE ELEVATION OF 35.70 FEET CHICAGO CITY DATUM; THE EAST LINE OF SAID INCLINED PLANE BEGINNING ON THE NORTH LINE OF LOT 6 WHICH BEARS NORTH $89^{\circ}57'29''$ EAST, 60.91 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 22.47 FEET AT THE ELEVATION OF 32.64 FEET CHICAGO CITY DATUM,

ALSO THAT PORTION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 27.15 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH $89^{\circ}57'29''$ EAST ALONG THE SOUTH LINE OF LOT 7, 43.53 FEET; THENCE NORTH 23.69 FEET; THENCE EAST 10.02 FEET; THENCE NORTH 11.98 FEET; THENCE

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WEST 7.19 FEET, THENCE NORTH 19.60 FEET; THENCE WEST 1.05 FEET; THENCE NORTH 6.54 FEET; THENCE EAST 0.30 FEET; THENCE NORTH 29.59 FEET; THENCE EAST 7.86 FEET; THENCE NORTH 0.35 FEET; THENCE EAST 14.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 8.87 FEET; THENCE EAST 3.70 FEET; THENCE SOUTH 8.87 FEET; THENCE WEST 3.70 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (ALSO KNOWN AS PROPOSED LOT 2 IN THE 1400 MUSEUM PARK RESUBDIVISION)

EXCEPTION PARCEL "B"

THAT PART OF LOT 6 IN SHERMAN'S SUBDIVISION AND LOTS 1 THROUGH 7 IN CHARLES BUSBY'S SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.94 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 27.45 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 00°00'58" EAST ALONG THE EAST LINE OF SAID LOTS, 52.81 FEET TO THE POINT OF BEGINNING; THENCE WEST 24.92 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 21.73 FEET, AN ARC LENGTH OF 5.62 FEET, A CHORD DISTANCE OF 5.61 FEET, AND CHORD BEARING NORTH 07°24'38" WEST TO A POINT OF TANGENCY; THENCE NORTH 48.18 FEET; THENCE EAST TO THE EAST LINE OF SAID LOTS, 25.66 FEET; THENCE SOUTH 53.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. (ALSO KNOWN AS PROPOSED LOT 3 IN THE 1400 MUSEUM PARK RESUBDIVISION)

(Air Rights Parcel)

THAT PART OF LOT B IN HOUGHTON'S SUBDIVISION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +73.70 FEET ABOVE CHICAGO CITY DATUM, IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 1904 IN BOOK 88 OF PLATS, PAGE 1, AS DOCUMENT NO. 3517678, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY 1400 MUSEUM PARK, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-242, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0812216018.

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

COMMONLY KNOWN AS: 100 East 14th Street, UNIT 3102, and GU-132, CHICAGO, ILLINOIS 60605

PIN: 17-22-105-013-0000; 17-22-105-014-0000; 17-22-105-015-0000; 17-22-105-016-0000; 17-22-105-017-0000; 17-22-105-040-0000 (affects the underlying land and other property)