

# UNOFFICIAL COPY

This Instrument Prepared by:  
Brian A. Cohen, Esq.  
DLA Piper US LLP  
203 North LaSalle Street  
Chicago, Illinois 60601-1293

After Recording Return to:

Bert Zaizek  
415 N. LaSalle, S.300  
Chicago, IL 60610

Send Subsequent Tax Bills to:

Vivian San Juan  
5000 S. East 60th Ave.  
Chicago IL 60615



Doc#: 0828140120 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/07/2008 12:47 PM Pg: 1 of 6

*This space reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED

This Indenture is made as of August 12, 2008, between **310 South Michigan Avenue, L.L.C.**, an Illinois limited liability company ("Grantor"), whose address is c/o Metropolitan Properties of Chicago, LLC, Agent, 30 West Monroe Street, Suite 810, Chicago, Illinois 60603, and Vivian San Juan and Cameron Basden ("Grantee"), whose address is 1155 N. Dearborn 603 Chicago, Illinois 60610;

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

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 subject Purchased Unit described herein, the rights and easements for the benefit of said Purchased Unit 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 the Declaration were recited and stipulated at length herein.

**TOGETHER WITH** all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings,

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MAIL TO

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improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

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

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor 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 FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.


REAL ESTATE TRANSFER TAX
00185.00
FP326657

# 0000011633

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 OCT. - 3.08  
  
 REVENUE STAMP  
 COUNTY TAX


REAL ESTATE TRANSFER TAX
00370.00
FP326703

# 0000013775

**STATE OF ILLINOIS**  
 STATE TAX  
 OCT. - 3.08  
  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
03885.00
FP326675


# 0000012937

**CITY OF CHICAGO**  
 CITY TAX  
 OCT. - 3.08  
  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

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IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.


**310 South Michigan Avenue, L.L.C.,**  
an Illinois limited liability company

By:   
Duly Authorized Signatory

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, SANDI BAUER, a Notary Public in and for the County and State aforesaid, do hereby certify that LOUIS D. D'ANGELO, the duly authorized signatory of 310 South Michigan Avenue, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such MANAGING MEMBER, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his own free and voluntary act and the free and voluntary act of such company in its capacity as the MANAGING MEMBER of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this August 12, 2008.

  
Notary Public

My Commission Expires:



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 1711, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S17-L, LIMITED COMMON ELEMENT(S), IN THE METROPOLITAN TOWER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE METROPOLITAN TOWER CONDOMINIUM, WHICH PLAT OF SURVEY DELINEATES PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 1 THROUGH 5 AND THE NORTH-SOUTH 10-FOOT PRIVATE ALLEY IN THE SUPERIOR COURT PARTITION OF LOT 1 IN BLOCK 8 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (SUPERIOR COURT ~~DEED~~ <sup>Decree</sup> ENTERED APRIL 8, 1871) TOGETHER WITH LOTS 4 AND 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS' UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

PERPETUAL, RECIPROCAL EASEMENT BENEFITING PARCEL 1 FOR CAISSONS TO BE CENTERED ON THE DIVIDING LINE BETWEEN LOTS 4 AND 5 IN BLOCK 8 CREATED BY AGREEMENT DATED MAY 1, 1923 BETWEEN SIMON W. STRAUS AND CHICAGO TITLE AND TRUST COMPANY, TRUSTEE UNDER TRUST NUMBER 11227, RECORDED DECEMBER 26, 1924 AS DOCUMENT NUMBER 8713964

#### PARCEL 3:

PERPETUAL EASEMENT BENEFITING PARCEL 1 CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED NOVEMBER 4, 1977 AS DOCUMENT NUMBER 24180486, TO USE OIL TANKS AND RELATED PIPING LINES AND CONDUITS LOCATED IN THE CNA BUILDINGS, AS THEREIN DEFINED, FOR THE PURPOSE OF THE STORAGE OF FUEL OIL AND FOR ENTRY UPON AND FOR INGRESS AND EGRESS FOR MEN, MATERIAL AND EQUIPMENT TO THE EXTENT REASONABLY NECESSARY IN THE PERFORMANCE OF OIL TANK MAINTENANCE, AS THEREIN DEFINED.

#### PARCEL 4:

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NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 073510377, AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 14, 2008 AS DOCUMENT NUMBER 0804531073 OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY DESCRIBED THEREIN.

Commonly known as Unit 1711 (collectively, the "Purchased Unit"), 310 S. Michigan Avenue, Chicago, Illinois 60604

Part of PINs: 17-15-107-051; 17-15-107-052; 17-15-107-053; 17-15-107-055; 17-15-107-062  
17-15-107-067

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## EXHIBIT B

### PERMITTED EXCEPTIONS

- (1) General real estate taxes not due and payable at the time of closing;
- (2) The Illinois Condominium Property Act;
- (3) The Condominium Declaration, including the Plat and all other amendments and exhibits thereto;
- (4) Applicable zoning and building laws and ordinances and other ordinances of record;
- (5) Encroachments, if any;
- (6) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (7) Utility easements, if any, whether recorded or unrecorded;
- (8) Leases and licenses affecting the Common Elements;
- (9) Covenants, conditions, restrictions, easements and agreements of record including, without limitation, that certain Reciprocal Easement Agreement entered into or to be entered into by and among the owners of the various ownership components of the buildings located at 310 South Michigan Avenue and 318 South Michigan Avenue, Chicago, Illinois, which at the time of the filing of the Condominium Declaration will have been recorded with the Recorder of Deeds of Cook County and which Grantee shall, by accepting the conveyance of the Purchased Unit, be deemed to have accepted and ratified as of the Closing Date; and
- (10) Liens and other matters of title over which Near North National Title LLC is willing to insure without cost to Grantee.