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This Instrument Prepared By:
Jennifer L. Worstell, Esq.

Doc#: 0828835019 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/14/2008 10:02 AM Pg: 1 of 5

And After Recording Return To:
Charles Mack, Esq.
Wolin Kelter & Rosen, Ltd.
55 West Monroe, Suite 3600
Chicago, Illinois 60603

838352201 YORK

16/1 CTJ

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

HINSDALE BANK & TRUST CO., an Illinois banking corporation ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by **6200 N. ROCKWELL (CHICAGO), LLC**, an Illinois limited liability corporation ("Grantee"), whose mailing address is c/o Vision Realty Capital, LLC, 1141-J Lake Cook Road, Deerfield, Illinois 60015, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, SELL, AND CONVEY unto Grantee that certain real property being more particularly described in **Exhibit A** attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); subject, however, to those matters described in **Exhibit B** attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all of the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

The foregoing covenants, conditions, restrictions and agreements shall run with the land, shall bind Grantee's heirs, administrators, executors, successors and assigns, and shall inure to the benefit of Grantor's successors and assigns. Grantor's waiver of any breach of the foregoing covenants or restrictions nor of any subsequent breach hereof.

Grantor also hereby grants to 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, aforesaid, 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

5/8

Box 400-CTCC

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reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

The tenants of the units have no right of first refusal.

THE PROPERTY IS CONVEYED "AS-IS, WHERE IS" CONDITION "WITH ALL FAULTS" AND DEFECTS AS OF THE CLOSING DATE AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS OR GUARANTEES, EITHER EXPRESS OR IMPLIED, AS TO ITS CONDITION, INCLUDING, WITHOUT LIMITATION, ITS PHYSICAL CONDITION OR ENVIRONMENTAL MATTERS OR CONDITIONS, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY, OR ANY OTHER REPRESENTATION OR WARRANTY OF ANY KIND, NATURE, OR TYPE WHATSOEVER FROM OR ON BEHALF OF GRANTOR. GRANTOR SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING: (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE UNITS, INCLUDING, WITHOUT LIMITATION, THE WATER, STRUCTURAL INTEGRITY, SOIL AND GEOLOGY; (B) THE INCOME TO BE DERIVED FROM THE UNITS; (C) THE SUITABILITY OF THE UNITS FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, INCLUDING THE POSSIBILITIES FOR FUTURE DEVELOPMENT OF THE UNITS; (D) THE COMPLIANCE OF OR BY THE UNITS OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE UNITS; (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE UNITS; (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE UNITS; (H) THE PRESENCE OR ABSENCE OF HAZARDOUS MATERIALS AT, ON, UNDER, OR ADJACENT TO THE UNITS OR ANY OTHER ENVIRONMENTAL MATTER OR CONDITION OF THE UNITS; OR (I) ANY OTHER MATTER WITH RESPECT TO THE UNITS. GRANTEE HEREBY RELEASES GRANTOR FROM ALL RESPONSIBILITY AND LIABILITY REGARDING THE UNITS, INCLUDING, WITHOUT LIMITATION, THE CONDITION, INCLUDING, BUT NOT LIMITED TO, THE CONDITION OF THE SOIL, WATER, GROUND WATER, PRESENCE OF HAZARDOUS MATERIALS AND ALL OTHER PHYSICAL CHARACTERISTICS, VALUATION OR UTILITY OF THE UNITS.

Common Address of Property: Units 6254-A, 6254-B, 6254-C, 2605-A, 2605-B, 2605-C, 2607-A, 2607-B, 2607-C, 2609-A, 2609-B, 2609-C, 2611-A, 2611-B and 2611-C in the Rosewell Condominium located at the real estate commonly known as 6254-56 North Rockwell and 2605-11 Rosemont, Chicago, Illinois 60659.

PIN(s): 13-01-211-037-1004; 13-01-211-037-1005; 13-01-211-037-1006; 13-01-211-037-1007; 13-01-211-037-1008; 13-01-211-037-1009; 13-01-211-037-1010; 13-01-211-037-1011; 13-01-211-037-1012; 13-01-211-037-1013; 13-01-211-037-1014; 13-01-211-037-1015; 13-01-211-037-1016; 13-01-211-037-1017; 13-01-211-037-1018 and 13-01-211-037-1019

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed as of 9-29, 2008.


GRANTOR:

HINSDALE BANK & TRUST CO.,
an Illinois banking corporation


By: [Signature]

Name: MARK H. Connelly

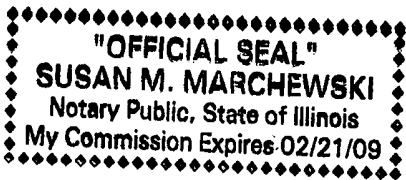
Title: Vice President

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	OCT.-9.08	01200.00
	# 0000010197	FP 103024

STATE OF ILLINOIS §
COUNTY OF COOK §


COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	OCT.-9.08	00600.00
	# 0000008270	FP 103022

This instrument was acknowledged before me on Sept. 29, 2008 by MARK H. Connelly, the Vice President of Hinsdale Bank & Trust Co., Illinois banking corporation, on behalf of said corporation.



Notary Public, State of Illinois
[Signature]
(printed name)

My commission expires: 02-21-09

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
	OCT.-9.08	12600.00
	# 0000000667	FP 103023

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EXHIBIT A

LEGAL DESCRIPTION

UNITS 6254-A, 6254-B, 6254-C, 2605-A, 2605-B, 2605-C, 2607-A, 2607-B, 2607-C, 2609-A, 2609-B, 2609-C, 2611-A, 2611-B AND 2611-C IN ROSEWELL CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN BLOCK 2 IN T.J. GRADY'S GREEN BRIAR ADDITION TO THE NORTH EDGEWATER, BEING A SUBDIVISION OF THE EAST 20 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 25, 2006 AS DOCUMENT 0623739045, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Common Address of Property: Units 6254-A, 6254-B, 6254-C, 2605-A, 2605-B, 2605-C, 2607-A, 2607-B, 2607-C, 2609-A, 2609-B, 2609-C, 2611-A, 2611-B and 2611-C in the Rosewell Condominium located at the real estate commonly known as 6254-56 North Rockwell and 2605-11 Rosemont, Chicago, Illinois 60659.

PIN(s): 13-01-211-037-1004; 13-01-211-037-1005; 13-01-211-037-1006; 13-01-211-037-1007; 13-01-211-037-1008; 13-01-211-037-1009; 13-01-211-037-1010; 13-01-211-037-1011; 13-01-211-037-1012; 13-01-211-037-1013; 13-01-211-037-1014; 13-01-211-037-1015; 13-01-211-037-1016; 13-01-211-037-1017; 13-01-211-037-1018 and 13-01-211-037-1019

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EXHIBIT B

EXCEPTIONS TO TITLE

1. 20 foot building setback line as shown on the plat of the subdivision.
2. Violation of the building line noted above at item 1 by the 3-story brick building by approximately 7.65 feet, as shown on plat of survey number 65585 prepared by MM Surveying Co., Inc., dated January 31, 2006.
3. Encroachment of the 3-story brick building located mainly on the land onto the property north and adjoining by approximately 0.01 feet to 0.03 feet, as shown on plat of survey number 65585 prepared by MM Surveying Co., Inc., dated May 17, 2005.
4. (A) Terms, provisions, covenants, conditions and opinions contained in and rights and easements established by the Declaration of Condominium Ownership recorded August 25, 2006 as Document No. 0623739045, as amended from time to time; and (B) limitations and conditions imposed by the condominium property act.
5. Taxes for the year 2007 and subsequent years.