

UNOFFICIAL COPY

**WARRANTY DEED**



Doc#: 0903605041 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/05/2009 10:16 AM Pg: 1 of 3

8452806 0208 3043

The Grantor, **STROHMIAN BOOKS, LTD., INCORPORATED**, an Illinois corporation, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to **SOMMERPINE BOOKS LLC**, an Illinois limited liability company, Grantee, the following described property situated in the County of Cook in the State of Illinois, to wit ("Property"):

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, and to the above described premises, with the hereditaments and appurtenances, subject only to the exceptions set forth on **EXHIBIT B** attached hereto and made a part hereof.

Permanent Real Estate Index Number: 17-16-407-021-1086

Address of Real Estate: 11 S. Dearborn  
Chicago, Illinois 60605

Dated effective this 29<sup>th</sup> day of January, 2009.

Strohman Books, Ltd., Incorporated

By: John E. LaPine  
John E. LaPine

**IMPRESS  
SEAL  
HERE**

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that John E. LaPine, personally known to me to be the President of Strohman Books, Ltd., Incorporated, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such person signed, sealed and delivered said instrument as such person's free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 29 day of January, 2009.

Commission expires August 30 2010

Amanda B. Zup  
Notary Public

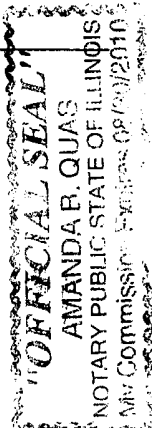
This instrument was prepared by and should be forwarded to after recording to:

Darrin S. Baim, Esq.  
GOLAN & CHRISTIE LLP  
70 West Madison Street, Suite 1500  
Chicago, Illinois 60602-4206.

Send subsequent tax bills to:



Sommerpine Books LLC  
53 W. Jackson Boulevard, Suite 460  
Chicago, IL 60604



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**UNOFFICIAL COPY****EXHIBIT A**  
**LEGAL DESCRIPTION OF PROPERTY**


UNIT 715 IN THE PRINTER'S ROW CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:


LOTS 3, 4, 9, 10, 15, AND 16 (EXCEPT FROM SAID LOTS THAT PART TAKEN AND USED FOR DEARBORN STREET AND PLYMOUTH COURT) IN WALLACE AND OTHER'S SUBDIVISION OF BLOCK 135 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25396708, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMON ADDRESS: 715 S. Dearborn  
Chicago, Illinois 60605

PERMANENT INDEX NUMBER: 17-16-407-021-1086

STATE TAX	STATE OF ILLINOIS	# 0000010393	REAL ESTATE TRANSFER TAX
	 FEB.-3.09		0055000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103024

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000008769	REAL ESTATE TRANSFER TAX
	 FEB.-3.09		0027500
	REVENUE STAMP		FP 103022

CITY TAX	CITY OF CHICAGO	# 0000000874	REAL ESTATE TRANSFER TAX
	 FEB.-3.09		0577500
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 103023

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## EXHIBIT B PERMITTED EXCEPTIONS

1. GENERAL TAXES WITH RESPECT TO THE PROPERTY WHICH ARE NOT YET DUE AND OWING.
2. ACTS DONE OR SUFFERED TO BE DONE BY, OR JUDGMENTS AGAINST, PURCHASER OR ANY PARTY CLAIMING BY, THROUGH OR UNDER PURCHASER.
3. TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 19, 1980 AS DOCUMENT 25396708, AS AMENDED FROM TIME TO TIME. LIMITATIONS AND CONDITIONS IMPOSED BY THE 'CONDOMINIUM PROPERTY ACT'
4. AGREEMENT MADE BY MICHAEL A. DONAHUE, AND OTHERS, WITH HORACE B. TAYLOR, AND OTHERS, DATED JUNE 5, 1895 AND RECORDED DECEMBER 4, 1895 AS DOCUMENT 2316224 FOR A PARTY WALL BETWEEN LOTS 15 AND 16 IN SAID BLOCK 135. (AFFECTS LOTS 15 AND 16 OF THE UNDERLYING LAND)
5. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR PLYMOUTH COURT OR DEARBORN STREET. (AFFECTS UNDERLYING LAND)
6. PARTY WALL RIGHTS AS CONTAINED IN AGREEMENT RECORDED FEBRUARY 16, 1868 AS DOCUMENT 923337 BY MICHAEL A. DONAHUE WITH M. A. DONAHUE AND W. P. HENNEBERRY, PARTNERS UNDER THE FIRM NAME OF DONAHUE AND HENNEBERRY, RELATING TO PARTY WALL BETWEEN LOT 48 IN BLOCK 136 AND LOT 3 IN BLOCK 135, BOTH IN SAID SCHOOL SECTION ADDITION. (AFFECTS LOT 3 OF THE UNDERLYING LAND)
7. ENCROACHMENTS OF THE 8-STORY BRICK BUILDING LOCATED MAINLY ON THE LAND OVER ONTO THE PUBLIC WAY TO THE EAST BY 0.35 OF A FOOT; OVER ONTO THE PUBLIC WAY TO THE WEST BY 2.90 FEET AND OVER ONTO THE LAND TO THE NORTH BY 0.27 OF A FOOT AS SHOWN ON THE SURVEY ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 23596708. (AFFECTS COMMON ELEMENTS)
8. ENCROACHMENT OF THE 10-STORY BRICK BUILDING LOCATED MAINLY ON THE LAND OVER ONTO THE PUBLIC WAY TO THE WEST BY 0.10 OF A FOOT AS SHOWN ON THE SURVEY ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25396708. (AFFECTS COMMON ELEMENTS)
9. ENCROACHMENT OF THE BASEMENT LEVEL OF THE 8-STORY AND THE 10-STORY BUILDINGS LOCATED MAINLY ON THE LAND UNDER THE PUBLIC WAY TO THE EAST BY 14.00 FEET AND UNDER THE PUBLIC WAY TO THE WEST BY 16.00 FEET AS SHOWN ON THE SURVEY ATTACHED AS EXHIBIT A TO THE DECLARATION RECORDED AS DOCUMENT 25396708.