

# UNOFFICIAL COPY

This instrument was prepared by:

Aaron Masliansky  
TR Harrison Holdings, LLC  
1415 Sherman Avenue, Unit 101  
Evanston, Illinois 60201

After recording return to:

Tom Murphy  
10540 S. Western  
#500  
Chicago IL 60643

Mail subsequent tax bills to:

TR Harrison Holdings, LLC  
1415 Sherman Avenue, Unit 101  
Evanston, Illinois 60201



Doc#: 0909740152 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/07/2009 03:09 PM Pg: 1 of 4

For Recorder's Office Use Only

BOX 15

## SPECIAL WARRANTY DEED

TR Harrison Holdings, LLC, an Illinois limited liability company, duly authorized to transact business in the State of Illinois (herein, "Grantor"), with its principal office at 1415 Sherman Avenue, Suite 101, Evanston, Illinois 60201, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to Reginald Mayingo (herein, the "Grantee") residing at all the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See Exhibit A attached hereto.

17-16-402-056-1103 (UNIT 1705)

PINS: ~~17-16-402-001 through 17-16-402-010, both inclusive (affects the unit and the common elements)~~ 17-16-402-056-1228 (Unit P51)

Address: 611 S. Wells Street, Units 1705 and P51, Chicago, IL 60607

**TO HAVE AND TO HOLD** the said Real Estate forever, **SUBJECT TO:**

Current general real estate taxes, taxes for subsequent years and special taxes or assessments; the Illinois Condominium Property Act; the Declaration of Condominium Ownership for 611 S. Wells Street Condominium; applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts done or suffered by Grantee or anyone claiming by through or under Grantee; covenants, conditions, agreements, building lines and restrictions of record; Declaration of Covenants, Conditions, Restrictions and Easements for 611 S. Wells Street, and other easements recorded at any time prior to closing, including

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any easements established by or implied from the Declaration of Condominium Ownership or amendments thereto; and Grantee's mortgage, if any.


Grantor also hereby grants to the Grantee, their respective 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 Ownership for 611 S. Wells Street Condominium (the "Condominium Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Condominium 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 Condominium Declaration the same as through the provisions of said Condominium Declaration were recited and stipulated at length herein.

Grantor also hereby grants to the Grantee, their respective 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 Covenants, Conditions, Restrictions and Easement for 611 S. Wells Street (the "Reciprocal Easement Agreement"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Reciprocal Easement Agreement 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 Reciprocal Easement Agreement the same as through the provisions of said Reciprocal Easement Agreement were recited and stipulated at length herein.


CITY TAX  
CITY OF CHICAGO  
  
APR.-2.09  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000010007  
REAL ESTATE TRANSFER TAX  
02845.50  
FP 102803

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STATE TAX  
STATE OF ILLINOIS  
  
APR.-2.09  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000045140  
REAL ESTATE TRANSFER TAX  
00271.00  
FP 102809

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
  
APR.-2.09  
REVENUE STAMP

# 000004988  
REAL ESTATE TRANSFER TAX  
00135.50  
FP326707

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 18<sup>th</sup> day of March, 2009.

TR HARRISON HOLDINGS, LLC, an Illinois limited liability company

By: TR Holdings, Inc., an Illinois corporation, its manager

By:   
Thomas A. Roszak, President

Attest:   
Thomas A. Roszak, Secretary

State of Illinois

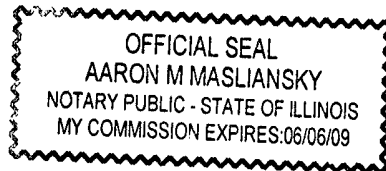
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Thomas A. Roszak, the President and Secretary, of TR Holdings, Inc., an Illinois corporation, the sole manager of TR Harrison Holdings, LLC, an Illinois limited liability company, personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 18<sup>th</sup> day of March, 2009.

Commission Expires: June 6, 2009

  
Notary Public



Property of Cook County Clerk's Office

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## EXHIBIT A TO WARRANTY DEED

from  
TR Harrison Holdings, LLC  
to  
Reginald Mayingo

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NUMBERS 1705 AND P51 IN THE 611 S. WELLS STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 3, 4, 9, 10, 15 AND 16 (EXCEPT THE EAST 4 FEET OF SAID LOTS TAKEN FOR WIDENING OF ALLEY) IN THE SUBDIVISION OF BLOCK 101 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 8, 2007 AS DOCUMENT NUMBER 0731215062, AS AMENDED FROM TIME TO TIME; 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 S21A, A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

#### PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR SUPPORT, INGRESS AND EGRESS, AND OTHER PURPOSES AS DESCRIBED AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 8, 2007 AS DOCUMENT NUMBER 0731215061.