

# UNOFFICIAL COPY

**SPECIAL  
WARRANTY DEED**  
Statutory (ILLINOIS)



Doc#: 0923745008 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/25/2009 11:07 AM Pg: 1 of 4

*2009040816 Def 2*

**THE GRANTOR**, 327 Chicago, L.L.C., an Illinois limited liability company, c/o R.T.G. Land Development Corporation, 322 W. Burlington, LaGrange, Illinois 60525, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS to CHRISTOPHER G. ALTHOFF, of 910 W. Madison, Apt. 703, Chicago, Illinois 60607-2957, **GRANTEE**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

## SEE EXHIBIT "A" ATTACHED

Commonly Known As: Unit 603, 757 N. Orleans Street, Chicago, Illinois 60654

P.I.N: 17-09-201-001-0000 and 17-09-201-012-0000 (affects underlying land)

The Real Estate does not constitute Homestead Property. There were no tenants in the Real Estate as the improvements have been newly constructed.

**SUBJECT TO:** (a) general real estate taxes not due and payable as of the date hereof; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record, and party wall rights; (d) the Illinois Condominium Property Act; (e) the Declaration of Condominium for the 757 Orleans at Chicago Condominium and the plat attached thereto, recorded on October 23, 2008 as Document No. 0829718073, including all amendments and exhibits thereto ("Condominium Declaration"); (f) the Declaration of Covenants, Conditions, Restrictions and Easements recorded on October 23, 2008 as Document No. 0829718074, including all amendments and exhibits thereto ("REA"); (g) applicable zoning and building laws and ordinances; (h) the Municipal Code of the City of Chicago; (i) Grantee's mortgage, if any; (j) plats of dedication and plats of subdivision and covenants thereon; (k) leases, licenses, operating agreements and other agreements affecting the Common Elements; (l) acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee; (m) liens and other matters of title over which the title company is willing to insure without cost to Grantee; (n) encroachments, if any; (o) No Further Remediation Letter recorded March 29, 2005 as Document No. 0508833009 and re-recorded as Document No. 0509044053; (p) Environmental Disclosure Documents recorded May 16, 2001 as Document Nos. 0010408979 and 0010408980; (q) terms, provisions, covenants and conditions contained in the release and right of entry document dated October 13, 1997 and recorded October 20, 1997 as Document No.

97775504; (r) covenants and restrictions contained in the deed recorded October 20, 1997 as Document No. 97775503; (s) unrecorded easement to maintain a utility wire over the northwesterly corner of the Parcel as disclosed by survey made by Gremley & Biederman, Inc., dated March 19, 1990 as Job No. 90638; (t) rights of parties to maintain overhead wires, utility poles, transformers, telephones and city water meter pit as shown on survey by Gremley & Biederman, Inc., dated May 3, 2000 as Job No. 100717 (the "Survey"); (u) encroachment of the fence located mainly on the land onto the property West and adjoining by approximately 0.05 feet as shown on the Survey; (v) encroachment of the concrete pavement located mainly on the land onto the property East and adjoining by an undisclosed amount as shown on the Survey; (w) adverse encroachment of the overhead billboard lights located mainly on the property East and adjoining onto the land by an undisclosed amount as shown on the Survey; and (x) the Residential Planned Development requirements approved by the City of Chicago with respect to the project.

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Subject to Condominium Declaration and REA, both of which are incorporated herein by reference thereto. Grantor grants to the Grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Condominium Declaration and REA for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Condominium Declaration and REA the easements thereby created for the benefit of said remaining parcels described in said Condominium Declaration and REA and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

Grantor also hereby grants and assigns to Grantee, its successors and assigns, Parking Space No. P56 and Storage Space No. S112A as limited common elements as set forth and provided in the Condominium Declaration.


Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the Real Estate, the rights and easements for the benefit of said Real Estate set forth in the Condominium Declaration and REA; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Condominium Declaration and REA for the benefit of the remaining land described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Condominium Declaration and REA the same as though the provisions of said Condominium Declaration and REA were recited and stipulated at length herein.

The Grantor warrants to the Grantee that Grantor has not created or permitted to be created any lien, charge or encumbrance against said Real Estate which is not shown among the title exceptions listed above; and Grantor covenants that it will defend said Real Estate to the extent of the warranties made herein against lawful claims of all persons.

[SIGNATURE PAGE FOLLOWS]

STATE TAX

STATE OF ILLINOIS



AUG. 25. 09


# 0000045863

REAL ESTATE TRANSFER TAX
00369.50
FP 103037

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



AUG. 25. 09

# 0000058150

REAL ESTATE TRANSFER TAX
00184.75
FP 103042

REVENUE STAMP

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 18<sup>th</sup> day of August, 2009.

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
587252 \$3,879.75  
08/25/2009 10:45 Batch 07435 35



327 CHICAGO, L.L.C.  
BY: R.T.G. Land Development Corporation  
Manager

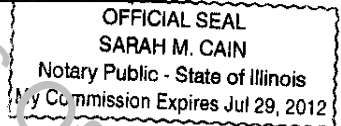
By [Signature]  
Its \_\_\_\_\_ President

STATE OF ILLINOIS )  
) ss.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard Gammonley, the \_\_\_\_\_ President of R.T.G. Land Development Corporation, an Illinois corporation and manager of 327 Chicago, L.L.C., personally known to 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 August, 2009.

[Signature]  
NOTARY PUBLIC



**This instrument was prepared by:** Gregory F. Smith, Esq.  
Lillig & Thorsness, Ltd.  
1900 Spring Road, Suite 200  
Oak Brook, IL 60523  
(630) 571-1900

**MAIL TO:**  
Robert J. DiSibastro  
5231 N. Hartem  
Chicago, IL 60656

**SEND SUBSEQUENT TAX BILLS TO:**  
C. Althoff  
757 N. Orleans #603  
Chicago, IL 60654

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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 603 IN THE 757 ORLEANS AT CHICAGO CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOTS 6, 7, 8, 9, 10, 11, 12 AND 13 IN BLOCK 17 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO DECLARATION OF CONDOMINIUM MADE BY 327 CHICAGO, L.L.C. AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0829718073, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNITS, AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME

#### PARCEL 2:

PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P56 AND STORAGE SPACE NO. S112A, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

NON-EXCLUSIVE PERPETUAL EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 23, 2008 AS DOCUMENT NUMBER 0829718074 FOR INGRESS AND EGRESS IN, OVER, ON, ACROSS AND THROUGH THE NON-CONDOMINIUM PROPERTY FOR ACCESS PURPOSES TO STRUCTURAL SUPPORTS AND ANY FACILITIES OR UTILITIES LOCATED IN OR CONSTITUTING A PART OF THE COMMERCIAL PROPERTY OR THE NON-CONDOMINIUM PROPERTY.