

# UNOFFICIAL COPY



Doc#: 0927804012 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/05/2009 08:32 AM Pg: 1 of 5

This instrument prepared by:

Courtney E. Mayster, Esq.  
Schain, Burney, Ross & Citron, Ltd.  
222 N. LaSalle Street, Ste. 1910  
Chicago, Illinois 60601

After recording return to:

Michelle A. Laiss, Esq.  
Law Offices of Michelle A. Laiss  
1550 W. Fullerton  
Chicago, Illinois 60614

Mail subsequent tax bills to:

Megan J. McShane  
303 W. Ohio Street, Unit 3304  
Chicago, Illinois 60654

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

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 25<sup>th</sup> day of September, 2009 by **SILVER TOWER CHICAGO LLC**, an Illinois limited liability company ("Company"), party of the first part ("Grantor") and **MEGAN J. MCSHANE**, a single woman, party of the second part ("Grantee") WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the authority given by the Manager of said Company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to his heirs and assigns, FOREVER, all of the following described real estate situated in the County of Cook and the State of Illinois, known as described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way 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 at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the Grantee, and to its successors and assigns in fee simple forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and its successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

01090438 (R) 10/2 NWT  
MAIL TO

10/5

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See Exhibit B attached hereto and made a part hereof.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium for Silver Tower Chicago Condominiums, and Grantor reserves to itself, its successors and assigns, the right and easements set forth in said Declaration for the benefit of the remaining land 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 said Declaration were recited and stipulated at length herein.

**Permanent Real Estate Index Number:** Part of 17-09-236-027-0000

**Address of Real Estate:** 303 West Ohio Street, Units 3304 and P-195, Chicago, Illinois  
60654

*[SIGNATURE TO APPEAR ON FOLLOWING PAGE]*

Property of Cook County Clerk's Office



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## EXHIBIT A

### Legal Description

PARCEL 1:

UNIT 3304 AND PARKING SPACE P-195 IN THE SILVER TOWER CHICAGO CONDOMINIUMS, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 TO 6 INCLUSIVE, AND LOT 7 (EXCEPT THE WEST 1.14 FEET OF SAID LOT 7) IN BLOCK 8 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE SILVER TOWER CHICAGO CONDOMINIUMS RECORDED JULY 1, 2009 AS DOCUMENT NUMBER 0918231049, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JULY 1, 2009 AS DOCUMENT NUMBER 0918231048, AS MORE PARTICULARLY DESCRIBED AND DEFINED THEREIN.

CITY TAX

**CITY OF CHICAGO**



SEP. 30. 09

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000000158


REAL ESTATE TRANSFER TAX
03276.00
FP326675

REAL ESTATE TRANSFER TAX
00312.00
FP 103037

# 0000047156

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



OCT.-1.09


REVENUE STAMP

# 000059449

REAL ESTATE TRANSFER TAX
00156.00
FP 103042

STATE TAX

**STATE OF ILLINOIS**



OCT.-1.09

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

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## EXHIBIT B

### Permitted Encumbrances

1. General Real Estate taxes not yet due and payable.
2. Terms and provisions of the Condominium Property Act of Illinois.
3. Easements, air rights and covenants, conditions and restrictions of record including but not limited to the Declaration.
4. Terms and provisions of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Silver Tower Chicago Condominiums, including any and all amendments and exhibits thereto.
5. Applicable zoning and building laws and ordinances.
6. Acts done or suffered by Grantee or anyone claiming by, through Grantee.
7. Leases, licenses and encroachments and agreements affecting the Common Elements or the Limited Common Elements.
8. Liens and other matters of title over which the Title Insurer is willing to insure without cost to Grantee.
9. Utility easements, if any, whether recorded or unrecorded.
10. That certain Declaration of Covenants, Conditions, Restrictions and Easements relating to the Commercial Property.
11. Schedule B exceptions listed in Near North National Title LLC Commitment Number N01090438, except as waived.