

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (ILLINOIS)



Doc#: 1001257008 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/12/2010 08:53 AM Pg: 1 of 3

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THIS INDENTURE, made this 1 day of December, 2009, between 1400 South Michigan, LLC, an Illinois limited liability company, party of the first part, and Abraje Keshava Bhat, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in 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 above described, with the appurtenances, unto the party of the second part, his heirs and assigns, FOREVER.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, 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:

(i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances and other ordinances of record; (iv) covenants, conditions, restrictions, easements, agreements and building lines of record, including but not limited to the Declaration of Covenants, Conditions, Restrictions and Easements and Agreement of Covenants and Restrictions; (v) party wall rights and agreements; (vi) encroachments; (vii) the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants For Michigan Avenue Tower II Condominium ("Declaration") as amended from time to time; (viii) the Municipal Code of the City of Chicago; (ix) public and utility easements of record; (x) private easements of record; (xi) leases, licenses, operating agreements, and other agreements affecting the common elements of the property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act; (xiii) installments due after the date hereof for assessments levied pursuant to the Declaration; and (xv) acts done or suffered by grantee, including without limitation, grantee's mortgage; provided, however, that none of the foregoing covenants, conditions, restrictions, easements or building lines provide for forfeiture or reversion of title in case of breach.

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PIN: 17-22-107-026-0000 (underlying)

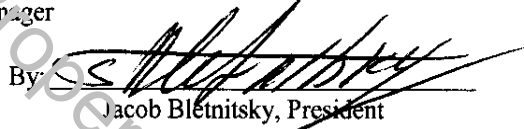
**ADDRESS OF PREMISES:** 1400 South Michigan, Unit 2011, Chicago, Illinois 60605

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its member, the day and year first above written.

1400 South Michigan, LLC, an Illinois limited liability company

By: 1400 South Michigan Member, LLC, an Illinois limited liability company  
Its: Sole Member

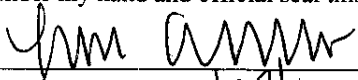
By: Russland Capital Development Group, Inc., an Illinois corporation  
Its: Manager

By:   
Jacob Bletnitsky, President

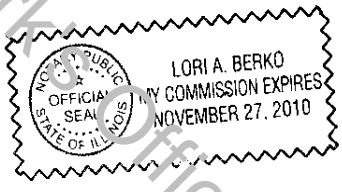
STATE OF ILLINOIS )  
                                          ) SS  
COUNTY OF COOK   )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jacob Bletnitsky, President of Russland Capital Development Group, Inc., an Illinois corporation, the Manager of 1400 South Michigan Member, LLC, an Illinois limited liability company, being the sole member of 1400 South Michigan, LLC, an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such President he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forth.

Given under my hand and official seal this   1   day of December, 2009.

Notary Public:   
My commission expires:   11/27/10  

**INSTRUMENT PREPARED BY:**  
Daniel R. Bronson, Esq.  
Bronson & Kahn LLC  
150 North Wacker Drive, Suite 1400  
Chicago, Illinois 60606



**MAIL RECORDED DEED TO:**  
Ray Pasulka, Esq.  
70 W. Madison  
Suite 650  
Chicago, Illinois 60602

**SEND SUBSEQUENT TAX BILLS TO:**  
Abraje Keshava Bhat  
Unit # 2011, 1400 South Michigan  
Chicago, Illinois 60605

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## EXHIBIT "A"

PARCEL 1:

Unit 2011 together with its undivided percentage interest in the common elements in Michigan Avenue Tower II Condominium as delineated and defined in the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Michigan Avenue Tower II Condominium recorded as Document 0823418029 in the Northwest Fractional 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.


THERE WERE NO TENANTS AS THIS IS NEW CONSTRUCTION.

GRANTOR ALSO HEREBY GRANTS TO THE 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 THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AFORESAID AND SAID GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATIONS 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 DECLARATIONS THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

CITY TAX

**CITY OF CHICAGO**



JAN.-6.10

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE


0000007699 #

**REAL ESTATE  
TRANSFER TAX**

01350.00

FP 103018

STATE TAX



STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

JAN.-6.10

COUNTY TAX




COOK COUNTY

REAL ESTATE TRANSACTION TAX  
REVENUE STAMPS

JAN.-6.10

CITY TAX

**CITY OF CHICAGO**



JAN.-6.10

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

0000007700 #

FP 103018

00540.00

REAL ESTATE  
TRANSFER TAX

1166700000 #

**REAL ESTATE  
TRANSFER TAX**

00180.00

FP 103014

0000049600 #

**REAL ESTATE  
TRANSFER TAX**

00090.00

FP 103017