

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED (Corporation to Individual)

Doc#: 1001222031 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/12/2010 09:24 AM Pg: 1 of 4

JK THIS AGREEMENT, made this 11<sup>th</sup> day of December, 2009, between Agora Michigan Avenue LLC, an Illinois limited liability company as GRANTOR(S), as a limited liability company and corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois and **LARRY DAWSON AND TACIANI STAPAZZOLI DAWSON**, of Chicago, Illinois, as **TENANTS BY THE ENTIRETY**, as GRANTEE(S), WITNESSETH, that GRANTOR(S), for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by GRANTOR(S), the receipt whereof is hereby acknowledged, and pursuant to the authority given by the Manager of said GRANTOR, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE(S), as tenants by the entirety, 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 ATTACHED EXHIBIT A

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 thereon, and all the estate, right, title, interest, claim or demand whatsoever, of GRANTOR(S), either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD said premises as above described.

And the GRANTOR(S), for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), 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 those exceptions set forth on attached **Exhibit B**.

GRANTOR also hereby grants to the GRANTEE, its successors and assigns rights and easements appurtenant to the subject unit described herein, rights and easements for the benefit of said unit set forth in the declaration of condominium; and GRANTOR reserves to itself, its successors and assigns, rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration recited and stipulated at length herein.

PIN#: 17-27-110-001-0000; 17-27-110-002-0000; and 17-27-110-003-0000.

Address of Real Estate: 2303 South Michigan Avenue, Unit 201 and P37, Chicago, Illinois

THE ABOVE SPACE FOR  
RECORDER'S USE ONLY

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IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed by its President the day and year first above written.

**Agora Michigan Avenue LLC,**  
an Illinois limited liability company

By: Agora Realty, Ltd.  
an Illinois corporation, its member,

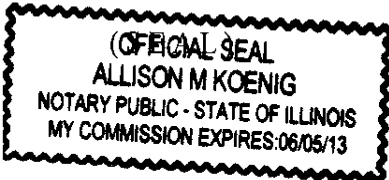
By: *Susan Haerr Zucker*  
Name: Susan Haerr Zucker  
Its: President

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 Susan Haerr Zucker, personally known to me to be the President of Agora Realty Ltd., its member of Agora Michigan Avenue LLC, and 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 as such President he signed, sealed and delivered said instrument as his own free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 11<sup>th</sup> day of December, 2009.

*Allison M. Koenig*  
Notary Public

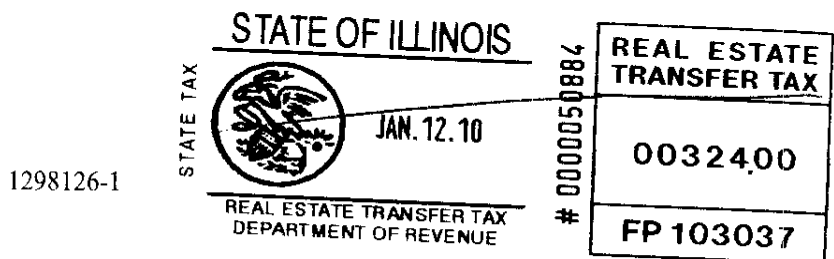
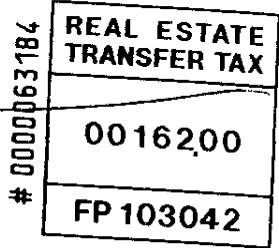
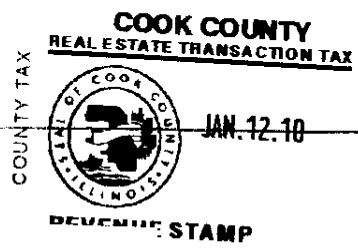


This instrument was prepared by: Steven H. Blumenthal  
Much, Shelist, Denenberg, Ament  
& Rubenstein, P.C.  
191 N. Wacker, Suite 1800, Chicago, IL 60606

Mail recorded document to: 2903 S. Michigan Ave. unit 201, Chicago, IL 60616  
Send subsequent tax bills to: Same as above



Real Estate  
Transfer  
Stamp  
\$3,402.00



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## EXHIBIT A

### PARCEL A:

UNIT 201 AND P37, IN MOTOR ROW LOFTS AT 2301 – 2315 SOUTH MICHIGAN AVENUE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0811922074 AS AMENDED FROM TIME TO TIME, IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### PARCEL 1:

THE NORTH 75.00 FEET OF LOT 2 EXCEPT PORTIONS TAKEN FOR MICHIGAN AVENUE IN BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE RIGHT TO USE THE WESTERLY HALF OF THE SKYBRIDGE DESCRIBED AS FOLLOWS: AS CREATED BY DECLARATION OF PARTY WALL RIGHTS AND SKYBRIDGE MAINTENANCE AGREEMENT DATED AS OF MARCH 21, 2006 AND RECORDED MARCH 23, 2006 AS DOCUMENT 0608233172:

ANY AND ALL RIGHT, TITLE AND OR UNDIVIDED INTEREST IN AND TO THE FOUR (4) STORY COVERED BRIDGE OR PASSAGEWAY ("SKYBRIDGE"), APPROXIMATELY FOURTEEN (14) FEET IN WIDTH, OVER AND ACROSS THE NORTH/SOUTH TWENTY (20) FOOT PUBLIC ALLEY IN BLOCK BOUNDED BY SOUTH MICHIGAN AVENUE, EAST 23<sup>RD</sup> STREET, SOUTH INDIANA AVENUE AND EAST 24<sup>TH</sup> STREET, CONNECTING THE SECOND (2<sup>ND</sup>), THIRD (3<sup>RD</sup>), FOURTH (4<sup>TH</sup>) AND FIFTH (5<sup>TH</sup>) FLOORS OF THE PREMISES COMMONLY KNOWN AS 2301-2309 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS WITH THE CORRESPONDING FLOORS OF THE PREMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS, SUBJECT TO ALL APPLICABLE LAWS, INCLUDING BUT NOT LIMITED TO THE ORDINANCES OF THE CITY OF CHICAGO, AND THE DIRECTIONS OF THE COMMISSIONER OF STREETS AND SANITATION, THE COMMISSIONER OF BUILDINGS, THE COMMISSIONER OF TRANSPORTATION AND THE DIRECTOR OF REVENUE OF THE CITY OF CHICAGO, AND FURTHER SUBJECT TO ANY AND ALL RIGHTS OF THE ADJOINING OWNER OF THE PREMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS IN AND TO THE SKYBRIDGE.

### PARCEL 3:

LOT 2 (EXCEPT THE NORTH 75 FEET THEREOF) AND THE NORTH ½ OF LOT 3 (EXCEPT PORTIONS OF SAID LOTS TAKEN FOR MICHIGAN AVENUE) IN BLOCK 23 IN CANAL TRUSTEES SUBDIVISION OF THE WEST ½ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL A, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, PARTY WALLS AND EASEMENTS FOR MOTOR ROW LOFTS CONDOMINIUM BUILDING, 2301-2315 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, RECORDED APRIL 28, 2008 AS DOCUMENT NUMBER 0811922075.

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## EXHIBIT B

(a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration and Reciprocal Easement Agreement, and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements which may hereafter be executed by Seller and any easements which may be established by or implied from the Declaration or amendments thereto, if any, and private alleys, roads and highways, if any; (d) party wall rights and agreements including that certain Declaration of Party Wall Rights and Skybridge Maintenance Agreement recorded as document no. 0608233172; (e) limitations and conditions imposed by the Act; (f) special taxes or assessments for improvements not yet completed which may be imposed as a result of the Building lying in a Special Service Area; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (j) general taxes not yet due and payable; (k) installments due after the date hereof of assessments established pursuant to the Declaration; (l) possible encroachments from adjoining property; (m) the terms, provisions and conditions of the Ordinance recorded as Document No. 0010204888 designating the Motor Row District as a Historic Landmark; and (n) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser (the exceptions set forth in clauses (a) through (n) are hereinafter collectively called the "**Permitted Exceptions**").