

UNOFFICIAL COPY



Doc#: 1002833030 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/28/2010 09:17 AM Pg: 1 of 6

SPECIAL WARRANTY DEED

Prepared by:

Michael D. Miselman
Seyfarth Shaw LLP
131 S. Dearborn Street, Suite 2400
Chicago, IL 60603

After Recording, Mail To:

Richard S. Rosenstein
Rosenstein Law Offices, PC
55 East Monroe Street #3250
Chicago, IL 60603

Know All Men By These Presents That Park Monroe Associates IV, L.L.C., a Delaware limited liability company (the "Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid, by 4417 PM, LLC. (whether one or more, the "Grantee") to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, the following described property, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Commonly known as: Unit(s) 4417, 65 East Monroe Street, Chicago, Illinois 60603

2009 P.I.N.: Part of 17-15-103-016, 017, 018, 019 and 020.

2008 P.I.N.: Part of 17-15-103-001, 002 and 003 and 17-15-103-009-8001 and 8002

(the "Property") subject to the matters listed on Exhibit "B," attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances").

Grantor also hereby grants to Grantee and Grantee's personal representatives, successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of the property set forth in the above-mentioned Declaration of Condominium and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration of Condominium for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration, the same as though the provisions of the Declaration of Condominium were recited and stipulated at length.

Box 400-CTCC

8457185-DI
Tobin

UNOFFICIAL COPY

In the event the Condominium is deemed to be a conversion Condominium as defined in the Illinois Condominium Property Act, at the date on which the Grantor gave the notice required by Section 30 of the Act, the Unit was unoccupied.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

EXECUTED January 22, 2010.

Park Monroe Associates IV, L.L.C.,
a Delaware limited liability company

By: Glenstar Asset Management, LLC,
an Illinois limited liability company,
its agent

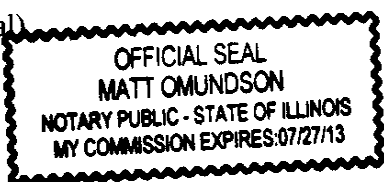
By: *Matt Omundson*
Name: _____
Title: Authorized Signatory

STATE OF ILLINOIS)
)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County and State, do hereby certify that PAND DIAMOND, _____ of Glenstar Asset Management, LLC, an Illinois limited liability company ("Agent"), agent of Park Monroe Associates IV, L.L.C., a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, appeared before me this day in person and acknowledged that s/he signed, sealed and delivered said instrument as his/her free and voluntary act, and as the free and voluntary act of Agent as agent as aforesaid for the uses and purposes therein set forth.

GIVEN under my hand and official seal January 22/2010

(seal)



Matt Omundson
Notary Public

My commission expires: 7/27/13

UNOFFICIAL COPY

EXHIBIT A

Parcel 1: Unit(s) 4417 in The Park Monroe Condominium Homes as delineated on a Survey of the following described land:

part of Lots 2, 3, 6 and 7 (except the East 9 feet of that part of said Lot 6 lying South of the North 54 feet of said Lot 6 and except the East 9 feet of the North 1/2 of said Lot 7) in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, together with Sublots 1, 2, 3, 4 and 5 of Assessor's Division of Lot 10 in Block 4 in Fractional Section 15 aforesaid, all taken as a single tract of land,

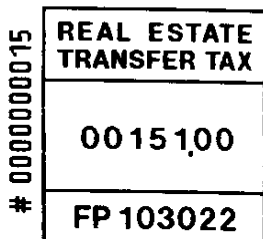
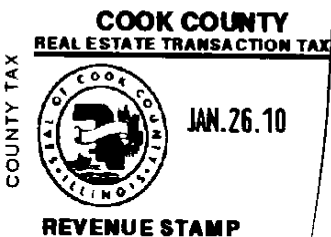
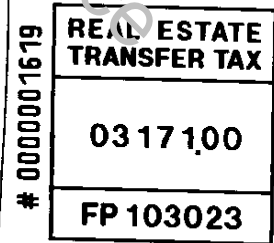
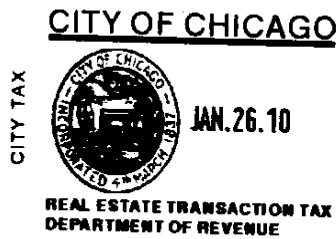
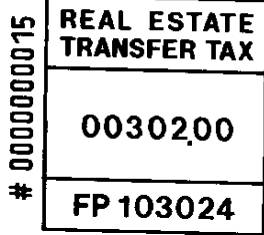
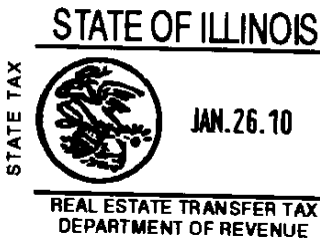
which Survey is attached as Exhibit E to the Declaration of Condominium recorded as Document Number 0836410027, together with its undivided percentage interest in the Common Elements in Cook County, Illinois,

Also

Parcel 2: Easement for the benefit of Parcel 1 as created by Declaration of Easements, Restrictions and Covenants for 55-65 East Monroe Street, Chicago, Illinois 60603, made by 55 East Monroe Investors IV, L.L.C., recorded July 9, 2007 as document number 0719035353, as amended, for the following purposes: support and maintenance, access to utilities, ingress and egress, use of garage appurtenances, freight elevators, loading dock, refuse collection, and elevator bank, over and upon the land described therein.

Also

Parcel 3: The exclusive right to the use of Storage Space S-98 a limited common element, as delineated on the Survey attached to the Declaration of Condominium, aforesaid.



UNOFFICIAL COPY

EXHIBIT B

Permitted Encumbrances

1. current, non-delinquent, real estate taxes and taxes for subsequent years;
2. the Illinois Condominium Property Act;
3. the Declaration of Condominium;
4. the Declaration of Easements, Restrictions and Covenants for 55-65 East Monroe Street, Chicago, Illinois 60603 recorded July 9, 2007 as document 0719035353 as amended by amendment recorded August 28, 2008 as document 0824101113 and as further amended from time to time;
5. applicable zoning, planned unit development and building laws, ordinances and restrictions;
6. leases and licenses affecting the Common Elements;
7. non-exclusive easement in, upon, under, over and along the land described below to install and maintain all equipment for the purpose of servicing the land and other property with telephone service, together with right of access to said equipment, as created by grant from the University of Chicago to the Illinois Bell Telephone Company recorded March 1, 1972 as document 21822073:

a certain strip of land shown shaded on the plat attached to said easement and marked Exhibit 'A,' said strip being the East 9 feet of Lots 2 and 3, and the East 9 feet of the North 54 feet of Lot 6 in Block 4 in fractional Section 15 Addition to Chicago in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

8. non-exclusive easement in, upon, under, over and along the land described below, to install and maintain all equipment for the purpose of serving the land and other property with telephone service, together with right of access to said equipment, as created by grant from the Baptist Theological Union, located at Chicago, a corporation of Illinois to the Illinois Bell Telephone Company recorded March 1, 1972 as document 21822075:

a certain strip of land shown shaded on the plat attached to said easement and marked Exhibit 'A', said strip being the East 9 feet of the South 1/2 of Lot 7 in Block 4 in fractional Section 15 Addition to Chicago in Section 15, Township 39 North, Range 14 east of the Third Principal Meridian, in Cook County, Illinois and all of the covenants, reservations, and agreement therein contained.

9. non-exclusive easement to construct, reconstruct, renew, replace, operate, maintain, inspect, alter, repair and remove a gas main or pipes and such drips, valves, fitting, meters and other equipment as may be necessary or convenient for such purposes, over, through, under, along and across the following described land, as created by easement

UNOFFICIAL COPY

grant from the University of Chicago, a not-for-profit corporation of Illinois, to the Peoples Gas, Light and Coke Company, a corporation of Illinois dated February 11, 1972 and recorded February 15, 1972 as document 21808451, all as shown on the drawing attached thereto, together with the right to use, from time to time, any adjoining or adjacent vacant land of said grantor as reasonably required for such purposes, and the right of access to said land for said purposes, and all the covenants, reservations and conditions contained therein:

a strip of land being the East 9 feet of Lots 2 and 3, and the East 9 feet of the North 54 feet of Lot 6 in Block 4 in fractional Section 15 Addition to Chicago in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

10. non-exclusive easement, in, upon, under, over and along the land described below, to install and maintain all equipment for the purpose of serving the land and other property with electric service, together with right of access to said equipment, as created by grant from the University of Chicago to the Commonwealth Edison Company recorded February 17, 1972 as document 21811261:

a certain strip of land shown shaded on the plat attached to said easement over Lots 2, 3 and the North 54.0 feet of Lot 6 in Block 4 in fractional Section 15 Addition to Chicago in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

11. rights of the public, the municipal and adjoining owners in and to the East 9 feet of Lots 2 and 3, the North 54 feet of Lot 6 and the East 9 feet of the South 1/2 of Lot 7, taken or used for alley as disclosed on plat of survey number 000689(Y) prepared by Certified Survey Inc., dated March 20, 2007, last revised June 6, 2007;
12. easement in, upon, under, over and along the land described below, to install and maintain all equipment for the purpose of serving the land and other property with electric service, together with the right of access to said equipment, as created by grant from Baptist Theological Union to the Commonwealth Edison Company recorded February 17, 1972 as document 21811260:

a certain strip of land shown shaded on the plat attached to said easement and marked Exhibit 'A', said strip of land being the east 9 feet of the South 1/2 of Lot 7 (40.18 feet) in Block 4 in fraction Section 15 Township 39 Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

13. non-exclusive easement to construct, reconstruct, renew, replace, operate, maintain, inspect, alter, repair and remove a gas main or pipes and such drips, valves, fitting, meters and other equipment as may be necessary or convenient for such purposes, over, through, under, along and across the following described land, as created by easement grant from the Baptist Theological Union to the Peoples Gas, Light and Coke Company, a corporation of Illinois dated February 11, 1972 and recorded February 15, 1972 as document 21808450, all as shown on the drawing attached thereto, together with the right

UNOFFICIAL COPY

to use, from time to time, any adjoining or adjacent vacant land of said grantor as reasonably required for such purposes, and the right of access to said land for said purposes, and all the covenants, reservations and conditions contained therein:

a strip of land being the East 9 feet of the South 1/2 of lot 7 in Block 4 in fractional Section 15 Addition to Chicago in Section 15, Township 39 north, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

14. access/maintenance easement dated March 8, 2007 and recorded March 13, 2007 as Document 07072341104 in favor of MDE Thermal Technologies, Inc.;
15. encroachment of the pilaster wall located mainly on the land onto the property west and adjoining by approximately 0.03 feet, as shown on plat of survey number 060689(Y) prepared by Certified Survey Inc. dated March 20, 2007, last revised June 6, 2007;
16. encroachment of the metal face of wall located mainly on the land onto the property east and adjoining by approximately 0.02 feet and onto the utility easements located on land East and adjoining by 0.02 feet, said easements being recorded as Documents 21832074, 21811262 and 21808449 as shown on plat of survey number 060689(Y) prepared by Certified Survey Inc. dated March 20, 2007, last revised June 6, 2007;
17. acts done or suffered by Grantee.