MAH TO: Sorge BARRON 1/60 S. MICHIGAN AVE ON ,T# 2602 Chicago, 16 60605



Doc#: 1003218025 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 02/01/2010 12:22 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

UNOFFICIAL CC

THIS INDENTURE made this January 19, 2010 between THE COLUMBIAN LLC, a Delaware limited liability company, c/o Ch. Davis Group, The Davis Group, The Overton Hygenic Building, 3619 S. State St., #400, Chicago IL 60609, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, as GRANTOR, and Jorge Barron, as GRANTEE.

WITNESSETH, the Grance, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its 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:

PARCEL 1:

UNIT 2602 AND PARKING SPACE UNIT 530 IN THE CC LUMBIAN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 13 IN BLOCK 21 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO (EXCEPT FROM SAID PREMISES THAT PORTION THEREOF TAKEN OR USED FOR ALLEY) IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 LYING EAST OF THE THIRD PRINCIPAL ME (IDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINUM RECORDED JULY 9th, 2007 AS DOCUMENT NUMBER 0719003037, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCLET AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND LAGEMENTS RECORDED JULY 9th, 2007 AS DOCUMENT NUMBER 0719003036 FOR SUPPORT, INGRESS AND EGRESS, MAINTENANCE, UTILITIES AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN AND IS MORE PARTICUALY DESCRIBED THEREIN.

PIN: 17-15-309-041-1350 17-15-309-041-1127 17-75-309-04/-1350 COMMON ADDRESS: 1160 SOUTH MICHIGAN, CHICAGO, ILLINOIS 60605

Together with all and singular the hereditament 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, right, title, interest, claim or demand whatsoever, unto the Grantee, either in law or in equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

Grantor also hereby grants to Grantee, his, her or their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions Covenants, and By-Laws for The Columbian Condominium made July 9th, 2007 and recorded on the July 9th, 2007 and the Recorder

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of Cook County, Illinois as Document Number 0719003037 (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their 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, WILL WARRANT AND DEFEND, subject to:

- current non-delinquent real estate taxes and taxes for subsequent years;
- special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing;
- ne Condominium Property Act of the State of Illinois and the Municipal Code of the City of c. Cricago, Section 13-72 et seq, including all amendments thereto;
- the D'eleration, including all amendments and exhibits attached thereto; đ.
- public, prive e and utility easements including any easements established by or implied from the e. Declaration;
- covenants, conditions, agreements, building lines and restrictions of record including building line f. restrictions and building restrictions, if any, including but not limited to the REA;
- Agreement for Sale and Re-levelopment of Land dated October 21, 2002 and recorded October 29, g. 2002 as document number 0021192236 made by and between City of Chicago, Neighborhood Rejuvenation Partners, L.P. and Wabash/Roosevelt, L.L.C. and the terms and provisions and conditions contained therein;
- Quit Claim Deed dated September 27, 2005 and recorded September 30, 2005 as document h. number 0527310083 made by and between the City of Chicago and The Columbian, LLC and the terms and the terms, provisions and restrictions contained therein;
- i. applicable building and zoning laws, statuter, ordinances and restrictions;
- j. roads and highways, if any;
- leases and licenses affecting Common Elemen's ind/or the common property governed and k. operated by the Association;
- acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; and 1.
- m. Grantee's mortgage.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written.

THE COLUMBIAN LLC. a Delaware limited liability company

By: Davis Associates Managers LLC, a Delaware limited liability company

Its: Manager

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STATE OF ILLINOIS)
COUNTY OF COOK)
I, Jennifer (Gore, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that South E Your, as Social Work of DAVIS ASSOCIATES MANAGERS LLC, a Delaware limited liability company, as manager of THE COLUMBIAN LLC, a Delaware limited liability company, Grantor, personally known 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 and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes therein set forth.
Given under my hand and Notarial Seal this 19 day of January, 2010
JENNIFER Y. GORE NOTARY P. BLV., STATE OF ILLINOIS MY COMMISSION & CPIRES 4-1-2012
This instrument was prepared by:
Co
Send subsequent tax bills to:
Jorge BARRON
1160 S. MICHIGAN AJE. # 2602
1/60 S. MICHIGAN AVE., # 2602 Chicago, 14 60605
COUNTY TAX
CITY OF CHICAGO REAL ESTATE TRANSFER TAX
MN 26 10 8 04/3 5 7.50
REAL ESTATE TRANSACTION TAX # FR 326675 DEPARTMENT OF REVENUE
0000063764 (
STATE OF ILLINOIS G REAL ESTATE TRANSFER TAX
FB1.10 004 1500 PB1.10 004 1500
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE # FP 103037