

# UNOFFICIAL COPY



Doc#: 1009656001 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/06/2010 09:59 AM Pg: 1 of 3

## QUITCLAIM DEED

ILLINOIS

*Above Space for Recorder's Use Only*

**COE INVESTMENT PARTNERS, LLC**, an Illinois limited liability company, having an address of 555 Skokie Blvd., Suite 500, Northbrook, IL 60062 ("**Grantor**"), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **MARK COE**, having an address of 555 Skokie Blvd., Suite 500, Northbrook, IL 60062 ("**Grantee**"), the receipt and sufficiency whereof is hereby acknowledged, by these presents does **CONVEY AND QUITCLAIM** unto Grantee, and to his successors and assigns, FOREVER, all interest in and to the real estate situated in the County of Cook and State of Illinois, commonly known as 600 N. Dearborn Street, Units 912 and P135, Chicago, IL 60610, and described on page 2 of this instrument the ("**Real Estate**"), subject to those matters set forth and described on page 2 of this instrument (the "**Permitted Exceptions**"). Grantor warrants to Grantee and to Grantee's successors in title that it has not created or permitted to be created any lien, charge, or encumbrance against the Real Estate that is not shown among the Permitted Exceptions; and Grantor covenants that it will defend said Real Estate to the extent of the warranties made herein against all persons lawfully claiming by, through or under Grantor, but not otherwise.

Grantor also hereby grants to Grantee, Grantee's successors 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 the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This instrument 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.

The date of this deed of conveyance is April 1 2010.

COE INVESTMENT PARTNERS, LLC

By

Manager

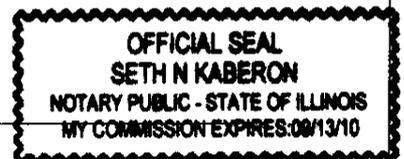
(SEAL)

State of Illinois, County of Cook:ss

I, the undersigned, a notary public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that ROBERT A. COE, a manager of COE INVESTMENT PARTNERS, LLC, personally known to me to be a manager of said limited liability company and being the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument under authority of the limited liability company aforesaid, as his free and voluntary act, and as the free and voluntary act of the aforesaid limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal April 1 2010

Notary Public



**UNOFFICIAL COPY****LEGAL DESCRIPTION**

**UNIT 912 AND PARKING SPACE UNIT P-135 IN FARALLON CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:**

**THAT PART OF THE FOLLOWING DESCRIBED PROPERTY (ALL TAKEN AS ONE TRACT) LYING EAST OF THE WEST 140.00 FEET THEREOF: LOTS 1 THROUGH 6, BOTH INCLUSIVE, IN OGDEN'S SUBDIVISION OF BLOCK 18 IN WOLCOTT'S ADDITION TO CHICAGO, AND LOTS 1 TO 5, BOTH INCLUSIVE, IN JOHN SEBA'S SUBDIVISION OF LOTS 7 AND 8 IN OGDEN'S SUBDIVISION OF BLOCK 18 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010802895, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**Permanent Real Estate Index Numbers: 17-09-233-025-1045 and 17-09-233-025-1289  
Address of Real Estate: 300 N. Dearborn Street, Units 912 and P135, Chicago, IL 60610**

**PERMITTED EXCEPTIONS**

**Real estate taxes not yet due and payable as of the Closing Date; Special taxes or assessments for improvements not yet completed, and other assessments or installments thereof not due and payable as of the date of delivery of this instrument ("Closing Date"); Any and all applicable zoning, planned unit development and building laws or ordinances, including, without limitation, applicable building lines; Any and all encroachments; utility easements; easements, covenants, conditions, restrictions, and building lines of record as of the Closing Date; public and private casements (including, without limitation, access casements, reciprocal casements and maintenance agreements pertaining to the Property and components thereof (and including, without limitation, those easements, covenants and restrictions recorded as document numbers 0704615091, 0630745103, 11953797, 18455714); party wall rights; existing licenses, leases and tenancies affecting the Common Elements including that lease recorded as document 09201756; and any and all agreements of record, provided that none of the foregoing materially adversely affects Grantee's quiet use and enjoyment of the Premises as a residential condominium; The Declaration recorded on March 6, 2007 as document number 0706515050, as amended to date and as amended from time to time; The provisions of the Illinois Condominium Property Act; Any and all acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and Covenant for maintenance of sewer lines dated November 3, 2006 as document number 0630745103.**

This instrument was prepared by:  Seth N. Kaberon Seth N. Kaberon, Ltd. 555 Skokie Blvd., Suite #500 Northbrook, IL 60062	Send subsequent tax bills to:  Mark Coe c/o Robert A. Coe 555 Skokie Blvd., Suite #500 Northbrook, IL 60062	Recorder-mail recorded document to:  Seth N. Kaberon Seth N. Kaberon, Ltd. 555 Skokie Blvd., Suite #500 Northbrook, IL 60062
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Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
 sub par. E and Cook County Ord. 93-9-27 par. E  
 Date 4-6-10 Sign. Jerry Johnson

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4-5-10, 20\_\_

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said individual  
This 5 day of April, 2010  
Notary Public [Signature]



The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 4-5-10, 20\_\_

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said individual  
This 5 day of April, 2010  
Notary Public [Signature]



**Note:** Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)