

# UNOFFICIAL COPY

This instrument prepared by:

David J. O'Keefe, Esq.  
Thompson Coburn LLP  
55 E. Monroe, 37<sup>th</sup> Floor  
Chicago, Illinois 60603



Doc#: 1015833028 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/07/2010 09:51 AM Pg: 1 of 6

*or Recorder's use only.*

After recording return to:

David J. O'Keefe, Esq.  
Thompson Coburn LLP  
55 E. Monroe, 37<sup>th</sup> Floor  
Chicago, Illinois 60603

Mail subsequent tax bills to:

3030 Residence, LLC  
3030 North Lake Shore Drive, Unit 101  
Chicago, Illinois 60657

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 21<sup>st</sup> day of May, 2010 by **303 W. BARRY DEVELOPMENT, LLC**, an Illinois limited liability company ("Company"), party of the first part ("Grantor") to and in favor of **3030 RESIDENCE, LLC**, an Illinois limited liability company, party of the second part ("Grantee") WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the authority given by the Manager of said Company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all of the following described real estate situated in the County of Cook and the State of Illinois, known as described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at 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 described above, with the appurtenances, unto the Grantee, and to its successors and assigns in fee simple forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and its successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted is, or may be, in any manner encumbered or charged, except as

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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:

See Exhibit B attached hereto and made a part hereof.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said Unit set forth in the Declaration of Condominium for 3030 North Lake Shore Drive Condominiums, and Grantor reserves to itself, its successors and assigns, the right and easements set forth in said Declaration for the benefit of the remaining land described therein.

This Deed 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.

**Permanent Real Estate Index Number:** Parts of 14-28-202-030-0000 & 14-28-202-022-0000

**Address of Real Estate:** 3030 N. Lake Shore Drive, Unit 101, Chicago, Illinois 60657

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SECTION 4 PARAGRAPH E.

05/21/2010  
\_\_\_\_\_  
Date

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature

[SIGNATURE TO APPEAR ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on and as of the date first above written.

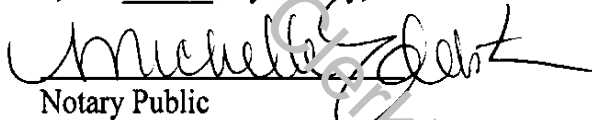
**303 W. BARRY DEVELOPMENT, LLC,**  
an Illinois limited liability company

By: \_\_\_\_\_  
Name: Colin M. Kihnke  
Title: Manager

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 Colin M. Kihnke, Manager of 303 W. Barry Development, LLC, an Illinois limited liability company, is 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 he signed, sealed and delivered the instrument as his free and voluntary act, and the voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 21<sup>st</sup> day of May, 2010.

  
Notary Public

My commission expires on March 27, 2011



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## EXHIBIT A

### Legal Description

PARCEL 1:

UNIT 101 IN THE 3030 NORTH LAKE SHORE DRIVE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

BEGINNING AT THE NORTHEAST CORNER OF THAT PART OF LOT 1 IN THE SUBDIVISION OF LOTS 2 AND 3 ACCRETIONS IN LAKE FRONT ADDITION IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 6, 1912 AS DOCUMENT 5038117; THENCE SOUTH 18 DEGREES 42 MINUTES 51 SECONDS EAST, ALONG SAID WEST BOUNDARY LINE OF LINCOLN PARK, 103.07 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 00 SECONDS WEST, 128.59 FEET ALONG A LINE PARALLEL WITH THE SOUTH LINE OF LOT 1; THENCE NORTH 00 DEGREES 20 MINUTES 20 SECONDS EAST, 97.42 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 39 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE 97.94 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 21, 2010 AS DOCUMENT NUMBER 1014144053 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AND TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT, ALL IN COOK COUNTY, ILLINOIS.

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## EXHIBIT B

### Permitted Encumbrances

1. General Real Estate taxes not yet due and payable.
2. Terms and provisions of the Condominium Property Act of Illinois.
3. Covenant recorded June 26, 2009 as Document 0917703127 and re-recorded May 4, 2010 as Document 1012416064 made by 303 W. Barry Development, LLC to the City of Chicago.
4. (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium ownership recorded May 21, 2010 as Document 1014144053, as amended from time to time; and (B) limitations and conditions imposed by the Condominium Property Act.
5. Grant of Easement dated May 21, 2010 and recorded 6/2/2010 as Document 1015340049 made by 303 W. Barry Development, LLC to Joseph Ferraro as trustee under Trust Agreement dated August 30, 2005.


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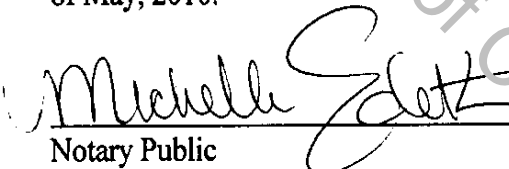
## STATEMENT BY GRANTOR AND GRANTEE

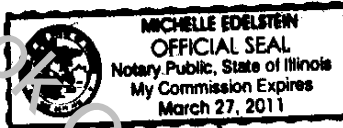
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: May 21, 2010

  
Seth D. Becker, agent

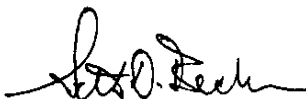
Subscribed and sworn to before me by said agent this 21<sup>st</sup> day of May, 2010.

  
Notary Public

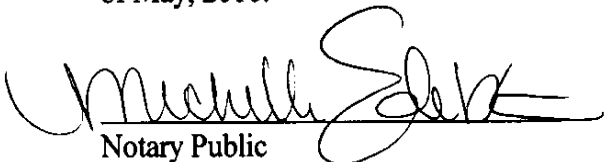


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: May 21, 2010

  
Seth D. Becker, agent

Subscribed and sworn to before me by said agent this 21<sup>st</sup> day of May, 2010.

  
Notary Public

