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Doc#: 1016911091 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/18/2010 12:48 PM Pg: 1 of 5

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20071493 MTC Showery
This instrument prepared by:

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

After recording return to:

Howard Hamilton Ankin, Esq.
Ankin Law Offices
162 W. Grand Avenue
Chicago, Illinois 60654

Mail subsequent tax bills to:

Howard Hamilton Ankin
162 W. Grand Avenue
Chicago, Illinois 60654

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 10th day of June, 2010 by **516 N. WELLS, L.L.C.**, an Illinois limited liability company ("Company"), party of the first part ("Grantor") and **HOWARD HAMILTON ANKIN**, 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 his heirs 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 his 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 his 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 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:

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See Exhibit B attached hereto and made a part hereof.

Grantor also hereby grants to Grantee, his 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 Contempraine 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: 17-09-244-018-1044 (P-17)
17-09-244-018-1045 (P-18)
17-09-244-018-1063 (P-36)

Address of Real Estate: 201 West Grand Avenue, Units P-17, P-18 and P-36, Chicago, Illinois 60654

City of Chicago
Dept. of Revenue
001893
6/11/2010 15:25
dr00764

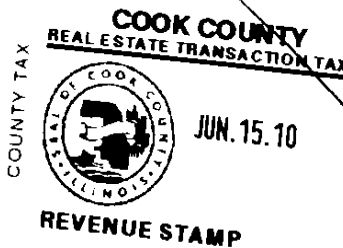


Real Estate
Transfer
Stamp
\$635.25
Batch 1.256.581

[SIGNATURE TO APPEAR ON FOLLOWING PAGE]



# 0000055807	REAL ESTATE TRANSFER TAX
	00060,50
	FP 103037



# 0000068100	REAL ESTATE TRANSFER TAX
	00030,25
	FP 103042

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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.

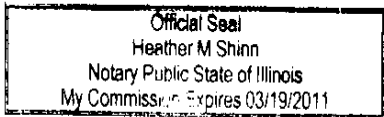
**516 N. WELLS, L.L.C.,
an Illinois limited liability company**

By: [Signature]
Name: Cindy A. Wrona
Title: Vice 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 Cindy A. Wrona, as Vice President of 516 N. Wells, L.L.C., 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 she signed, sealed and delivered the instrument as her 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 16th day of June, 2010.



[Signature]
Notary Public

My commission expires on _____

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

PARCEL 1:

UNITS P-17, P-18 AND P-36 IN CONTEMPORAINÉ CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOTS 6, 7 AND 8 (EXCEPTING THEREFROM THAT PART TAKEN FOR COMMERCIAL PROPERTY) IN BLOCK 12, IN NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0402031119, AND AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Recorder of Cook County Clerk's Office

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EXHIBIT B

Permitted Encumbrances

1. General Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws and ordinances.
4. Terms and provisions of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Contemporaine Condominiums, including any and all amendments and exhibits thereto.
5. That certain Declaration of Covenants, Conditions, Restrictions and Easements relating to the Commercial Property.
6. Terms and provisions of the Condominium Property Act of Illinois.
7. Easements, air rights and covenants, conditions and restrictions of record including but not limited to the Declaration.
8. Leases, licenses and encroachments and agreements affecting the Common Elements or the Limited Common Elements.
9. Utility easements, if any, whether recorded or unrecorded.
10. Schedule B exceptions listed in Mercury Title Co., L.L.C. Commitment Number(s) 2081493, 2081494 and 2081496, except as waived.