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Doc#: 1017312064 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/22/2010 10:52 AM Pg: 1 of 4

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SPECIAL WARRANTY DEED

GRANTOR, 1400 LAKE SHORE DRIVE CONDOMINIUM RESIDENCES, LLC, an Illinois limited liability company, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to an undivided 50% interest in Carmina Arroyo and an undivided 50% interest in ~~Joseph M. Ingino and Martha P. Arroyo, ~~husband and wife~~, not as tenants in common, but as joint tenants~~, of Chicago, Illinois ("Grantees"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances, including without limitation building line restrictions; (4) encroachments, utility easements, covenants, conditions, restrictions, public and private easements, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the property as a residential condominium; (5) the Declaration and all amendments and exhibits thereto; (6) provision of the Condominium Property Act of Illinois; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; (8) liens and other matters as to which the Title Insurer commits to insure Grantee against loss or damage; and (9) leases and tenancies.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager to be effective as of the 10th day of June, 2010.

1400 Lake Shore Drive Condominium Residences, LLC, an Illinois limited liability company

By: 1400 Oak Street Beach, LLC, an Illinois limited liability company, its Manager

By: _____
Name: Robert D. Mosky
Title: Manager

CITY OF CHICAGO



JUN. 16. 10

CITY TAX

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0800006651

REAL ESTATE
TRANSFER TAX

0275625

FP 103033

BOX 333-CT

Handwritten initials: FAB

Handwritten notes: MS, 8501910, 1400 cr

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State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert Mosky, as Manager of 1400 Oak Street Beach, LLC, the manager of 1400 Lake Shore Drive Condominium Residences, LLC, 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 said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 10 day of June, 2010.



Jeffrey L. Brand

Notary Public

This document was prepared by:

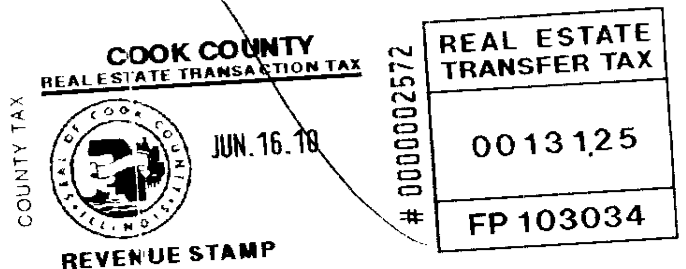
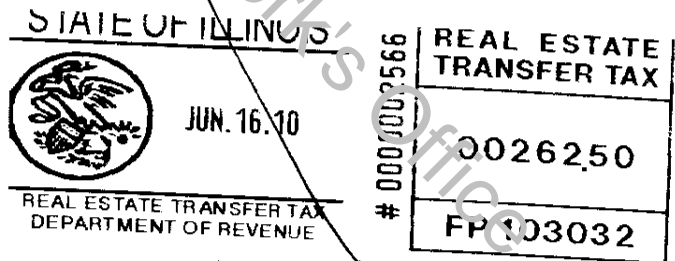
Jeffrey L. Brand
Attorney at Law
1200 N. Ashland
Suite 400
Chicago, Illinois 60622

Send subsequent tax bills to:

Armina Arroyo
2223 W. Pershing Road, Unit #314
Chicago, IL 60609

Permanent Tax Index Number:
17-03-103-032-1002

Property Address:
1400 North Lake Shore Drive, Unit 3A
Chicago, Illinois 60610



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LEGAL DESCRIPTION RIDER

See attached.

Grantor also hereby grants to Grantee(s) and his/her/their 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, and Grantor reserves to itself and its successors and assigns the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This Warranty 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 were recited and stipulated at length herein.

The tenant of the Unit being conveyed waived his/her option to purchase the Unit.

Property of Cook County Clerk's Office

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008501910 NA

STREET ADDRESS: 1400 N. LAKE SHORE DRIVE

UNIT 3A

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-03-103-032-1002

LEGAL DESCRIPTION:

UNIT NUMBER 3A IN 1400 LAKE SHORE DRIVE CONDOMINIUM ASSOCIATION AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2, 3, 4, 5 AND 6 IN POTTER PALMER'S RESUBDIVISION OF LOTS 1 TO 22 INCLUSIVE, IN BLOCK 4 IN CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION TO THE NORTH 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 19, 2006 AS DOCUMENT NUMBER 0601932118, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.