

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (ILLINOIS)

AFTER RECORDING,  
PLEASE MAIL TO:

Charles Chang  
44880 Vista del Sol  
Fremont, CA 94539



Doc#: 1022940002 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/17/2010 09:31 AM Pg: 1 of 3

PLEASE MAIL SUBSEQUENT  
TAX BILLS TO:

Charles Chang  
44880 Vista del Sol  
Fremont, CA 94539

### RECORDER'S STAMP

Dearborn Residential, LLC, an Illinois limited liability company (hereinafter referred to as "Grantor"), whose mailing address is 1030 North Clark Street, Suite 300, Chicago, Illinois 60610, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by CHARLES CHANG AND GRACE WU, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON (hereinafter referred to as "Grantee"), whose mailing address is 44880 VISTA DEL SOL, FREMONT, CALIFORNIA 94539, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, SELL, and CONVEY unto Grantee, its successors, and assigns forever, that certain tract of real property located in Cook County, Illinois and more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights appertaining thereto, and any and all of the improvements located thereon (said real property together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever; and Grantor hereby binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided that this conveyance and the covenants and warranties of Grantor herein contained are subject to: (1) general real estate taxes not yet due and payable; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any which do not affect the use of the unit as a residence, parking space or storage space, as applicable; (4) City of Chicago zoning, condominium and building laws or ordinances; (5) acts done or suffered by Grantee; (6) the Illinois Condominium Property Act; (7) the Declaration of Condominium for 200 North Dearborn Private Residences, a Condominium ("Declaration") and all amendments thereto; (8) the Easement Agreement for the Property and all amendments thereto; (9) existing lease to residential unit and parking unit, if any; (10) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; (11) existing leases, licenses and agreements affecting the

271-208888199 ML LNTD 10/2

*Handwritten signature*

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INT ✓

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Common Elements; (12) utility easements, if any, whether recorded or unrecorded; (13) installments due after closing for assessments levied pursuant to the Declaration; and (14) the Fair Housing Act, 42 USC §3601 et. seq.


**APPLY APPLICABLE SENTENCE:** Either (A) the tenant of unit aforesaid has waived or has failed to exercise the right of first refusal; (B) the tenant of the unit had no right of first refusal; or (C) the purchaser of the unit was the tenant of the unit prior to the conversion of the building to a condominium.


IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on this 28th day of July, 2010.

**GRANTOR:**

Dearborn Residential, LLC, an Illinois limited liability company

By: SEG Dearborn Consultants, Inc., an Illinois corporation, its manager

By:   
Susan Wiemer, Vice President

| REAL ESTATE TRANSFER  | 08/12/2010 |
|---|------------|
|  CHICAGO: | \$2,576.25 |
| CTA:  | \$1,030.50 |
| TOTAL:  | \$3,606.75 |
| 17-09-424-008-1295   20100701600428   28SRQJ  |            |

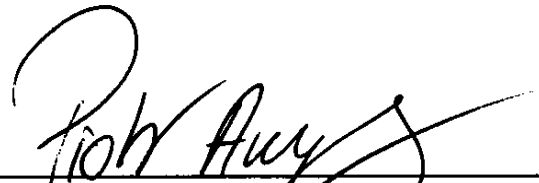
State of Illinois  
County of Cook

| REAL ESTATE TRANSFER  | 08/12/2010 |
|---|------------|
|   COOK | \$171.75   |
| ILLINOIS:   | \$343.50   |
| TOTAL:  | \$515.25   |
| 17-09-424-008-1295   20100701600428   M6U6Q5  |            |

I, the Undersigned, a Notary Public in and for said Susan Wiemer, Vice President of SEG Dearborn Consultants, Inc., an Illinois corporation, being the manager of Dearborn Residential, 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 acknowledge that he signed sealed and delivered said document as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability companies, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28th day of July, 2010.



  
Notary Public

NAME AND ADDRESS OF PREPARER:

Dearborn Residential, LLC, 200 North Dearborn Street, Suite 4502, Chicago, Illinois 60601

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## EXHIBIT A

### LEGAL DESCRIPTION

**PARCEL 1:** UNIT 4502 IN THE 200 NORTH DEARBORN PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF ACCESSOR'S DIVISION OF BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO, ALL IN THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND EASEMENTS FOR INGRESS, EGRESS, USE, CONSTRUCTION AND ENJOYMENT AS MORE PARTICULARLY SET FORTH IN DEED RECORDED AS DOCUMENT NUMBER 87254850, EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 91591893 AND EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 92199746, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED ON FEBRUARY 25, 2008, AS DOCUMENT NUMBER 0805641071 TOGETHER WITH EACH AFORESAID UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** THE EXCLUSIVE RIGHT TO THE USE OF S-114, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 25, 2008, AS DOCUMENT NUMBER 0805641071.

**PARCEL 3:** NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED AND SET FORTH IN THE EASEMENT AGREEMENT RECORDED ON FEBRUARY 25, 2008, AS DOCUMENT NUMBER 0805641067.

P.I.N. #: 17-09-424-002-0000  
(WHICH AFFECTS THE LAND UNDERLYING  
THE AFORESAID UNIT AND OTHER PROPERTY)

P.I.N. #: 17-09-424-008-1295  
(WHICH HAS BEEN ASSIGNED TO UNIT 4502 INDIVIDUALLY  
PER THE COOK COUNTY ASSESSOR'S OFFICE)

COMMON ADDRESS: 200 NORTH DEARBORN STREET, UNIT 4502  
CHICAGO ILLINOIS 60601

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described real estate, the rights and easements for the benefit of said property 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 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.