

# UNOFFICIAL COPY

This Instrument Prepared by:  
Jeff A. Richman, Esq.  
Bancroft & Richman, LLC  
303 W. Madison, Suite 1025  
Chicago, Illinois 60606



Doc#: 1029845064 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/25/2010 01:44 PM Pg: 1 of 5

After Recording Return to:

*KASHYAP V. TRIVEDI*  
*1345 WIZLEY RD.*  
*STE. 112*  
*SCHAUMBURG, IL 60193*

Send Subsequent Tax Bills to:

*RUCHIK PATEL*  
Unit 3107, 1160 South Michigan Avenue  
Chicago, Illinois 60605

*This space reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED

This Indenture is made as of the 8th day of October, 2010, between **GFII/THE COLUMBIAN OWNER LLC**, a Delaware limited liability company ("Grantor"), whose address is c/o Pyramis Global Advisors Trust Company, 82 Devonshire Street E27B, Boston, Massachusetts 02109, and Ruchik Patel ("Grantee"), whose address is 1130 N. Dearborn 511 Chicago, Illinois 60610;

*& a married man*

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

SEE EXHIBIT A ATTACHED HERETO

Grantor also hereby grants to Grantee, its 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 that certain Declaration of Condominium Ownership and of Easements, Restrictions Covenants and By-Laws for The Columbian Condominium made July 9, 2007 and recorded on the July 9, 2007 in the Office of the Recorder of Cook County, Illinois as Document Number 0719003037 (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

**TOGETHER WITH** all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or

*C.F. 5*

*1072*  
*01070641/VK*

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

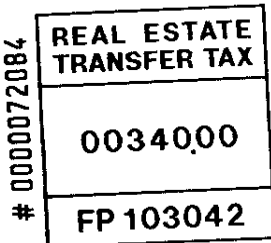
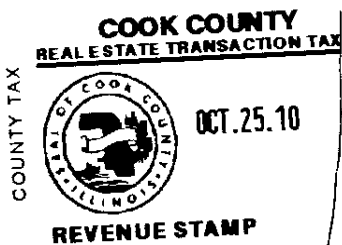
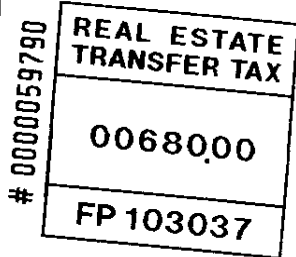
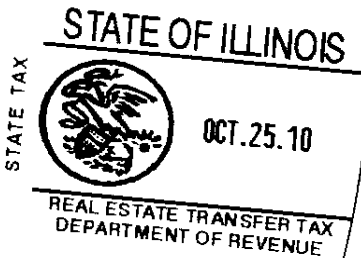
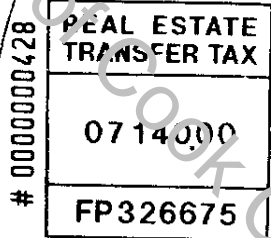
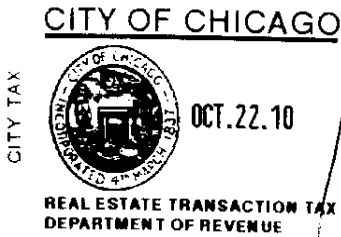
# UNOFFICIAL COPY

demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

[signature page attached hereto]





# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

Parcel 1:

Unit 3107 and Parking Space Unit <sup>p</sup>314 in The Columbian Condominium, as delineated on a plat of survey of part of the following described parcel of real estate:

Lot 13 in Block 21 in Fractional Section 15 Addition to Chicago (except from said premises that portion thereof taken or used for alley) in Section 15, Township 39 North, Range 14 lying East of the Third Principal Meridian, in Cook County, Illinois.

And is attached as Exhibit B to the Declaration of Condominium recorded July 9, 2007 as document number 0719003037, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded July 9, 2007 as document number 0719003036 for support, ingress and egress, maintenance, utilities and encroachments, over the land described therein and as more particularly described therein.

PIN Nos. 17-15-309-041-1390 (Unit 3107)  
17-15-309-041-1045 (Parking 314)

Address: Unit 3107, 1160 South Michigan Avenue, Chicago, Illinois 60605

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED ENCUMBRANCES

- (i) current non-delinquent real estate taxes and taxes for subsequent years;
- (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable on the date hereof;
- (iii) the Condominium Property Act of the State of Illinois and the Municipal Code of the City of Chicago, Section 13-72 et seq., including all amendments thereto;
- (iv) the Declaration, including all amendments and exhibits attached thereto;
- (v) public, private and utility easements recorded at any time prior to the date hereof including any easements established by or implied from the Declaration, and amendments thereto and including the Agreement for the Sale and Redevelopment of Land dated October 21, 2002 and recorded by the Cook County Recorder on October 29, 2002 as Document Number 21192236, and amendments thereto;
- (vi) Quit Claim Deed in regard to the Sale and Redevelopment of Land dated September 27, 2005 and recorded by the Cook County Recorder on September 30, 2005 as Document Number 0527310083;
- (vii) Waterproofing System Agreement dated June 8, 2007 and recorded by the Cook County Recorder on July 9, 2007 as Document Number 0719003035;
- (viii) covenants, conditions, agreements, building lines and restrictions of record, including but not limited to the Declaration of Covenants, Conditions and Restrictions and Easements dated July 6, 2007 and recorded by the Cook County Recorder on July 9, 2007 as Document No. 0719003036;
- (ix) applicable building and zoning laws, statutes, ordinances and restrictions;
- (x) roads and highways, if any;
- (xi) leases and licenses affecting Common Elements and/or the common property governed and operated by The Columbian Condominium Association;
- (xii) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money on the date hereof and which the Grantor shall so remove at that time by using the funds to be paid upon delivery of this Deed;
- (xiii) matters over which the Near North National Title LLC is willing to insure;
- (xiv) acts done or suffered by the Grantee or anyone claiming by, through or under Grantee; and
- (xv) Grantee's mortgage.