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Doc#: 1108844045 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/29/2011 12:35 PM Pg: 1 of 4

① GNT # 11-0053

SPECIAL WARRANTY DEED
Limited Liability Company to Limited Liability Company

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

KNOWN ALL PERSONS BY THESE PRESENTS:

THE GRANTOR, MB839 LLC, an Illinois limited liability company, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to CA 23 II LLC, an Illinois limited liability company, **THE GRANTEE**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

LOTS 8, 11, AND 12 IN BLOCK 49 IN CARPENTERS ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

UNITS 15-2 NORTH, 15-4 SOUTH, 15-PH SOUTH, 19-2 NORTH, 19-2 SOUTH, 19-4 NORTH, 23-2 NORTH, 23-2 SOUTH, 23-3 SOUTH, 23-4 SOUTH, 23-PH NORTH, GPU 6, GPU 10, GPU 19, GPU 20, GPU 21, GPU 22, GPU 25, GPU 26, GPU 27, GPU 28 AND GPU 29 IN THE C/A 23 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 9 (EXCEPT THE NORTH 10 FEET THEREOF) AND ALL OF LOTS 10 AND 13 IN BLOCK 49 IN CARPENTERS ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF

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SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED April 7, 2009 AS DOCUMENT NUMBER 0909722089 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF THE BALCONIES DESIGNATED TO SERVE THE AFORESAID UNIT, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0909722089.

PARCEL 4:

THE EXCLUSIVE RIGHTS TO INSTALL, BUILD AND USE PRIVATE ROOF DECKS AND ACCESS STAIRS ABOVE AND TO SERVE THE AFORESAID UNIT 15-PH SOUTH AND UNIT 23-PH NORTH AS LIMITED COMMON ELEMENTS, AS PROVIDED BY ARTICLES XVI OF THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0909722089.

PINS: 17-08-445-014-0000 AND 17-08-445-015-0000
(AFFECT PART OF PARCEL 1)

UNDERLYING PINS: 17-08-445-011-0000 AND 17-08-445-012-0000
(AFFECT PARCEL 2 AND PART OF PARCEL 1)

2011 NEW PIN NUMBERS: 17-08-445-026-1001; 17-08-445-026-1006; 17-08-445-026-1008;
(effective for 2nd installment of 2010) 17-08-445-026-1009; 17-08-445-026-1010; 17-08-445-026-1013;
17-08-445-026-1017; 17-08-445-026-1018; 17-08-445-026-1020;
17-08-445-026-1022; 17-08-445-026-1023; 17-08-445-026-1030;
17-08-445-026-1034; 17-08-445-026-1043; 17-08-445-026-1044;
17-08-445-026-1045; 17-08-445-026-1046; 17-08-445-026-1049;
17-08-445-026-1050; 17-08-445-026-1051; 17-08-445-026-1052;
17-08-445-026-1053

FOR INFORMATIONAL PURPOSES ONLY, THIS PROPERTY COMMONLY KNOWN AS:
23 N. ABERDEEN STREET, CHICAGO, ILLINOIS

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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 are, or may be, in any manner encumbered or charged, except as herein recited;

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and that it WILL WARRANT AND DEFEND said premises against all persons lawfully claiming, or to claim the same, by, through or under it, and none other, subject to the items described above and Permitted Exceptions set forth below.

THE FOREGOING CONVEYANCE AND WARRANTY IS SUBJECT TO: the following Permitted Exceptions:

1. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

2. GENERAL REAL ESTATE TAXES FOR THE YEARS 2010 SECOND INSTALLMENT AND 2011, NOT YET DUE AND PAYABLE;

3. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE URBAN RENEWAL PLAN KNOWN AS PROJECT MADISON-RACINE, A COPY WHICH WAS RECORDED MARCH 30, 1977 AS DOCUMENT 23868963;

4. COVENANT RECORDED 02/04/2008 AS DOCUMENT 0803531000 MADE BY C/A 23 LLC, AS OWNER THAT THEY AND THEIR SUCCESSORS AND ASSIGNS ASSIGN THAT THE MAINTENANCE AND REPAIR OF THE COMMON LINES LOCATED ANYWHERE ON THE PROPERTY FROM THE POINT OF CONNECTION TO THE SEWER MAIN IN THE PUBLIC STREET SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE C/A 23 PROJECT TO BE CONSTRUCTED AND APPROVED BY THE CITY OF CHICAGO;

5. TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM RECORDED 04/07/2009 AS DOCUMENT 0909722089, AND SAID DECLARATION AS IT MAY BE AMENDED FROM TIME TO TIME;

6. ENCROACHMENT OF THE BALCONIES LOCATED MAINLY ON THE LAND ONTO THE PUBLIC RIGHT OF WAY WEST AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 08-39-14 PREPARED BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED 03/06/2009.

7. ENCROACHMENT OF THE 1 STORY BRICK BUILDING LOCATED MAINLY ON THE LAND ONTO THE LAND SOUTH AND ADJOINING BY APPROXIMATELY 0.05 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 08-39-14 PREPARED BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED 03/06/2009.

[Signature Page Follows]

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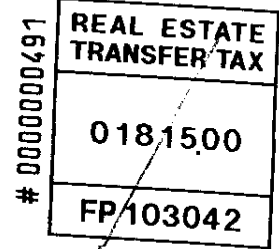
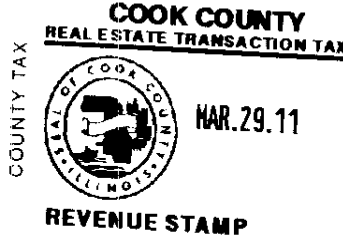
[Signature page to Special Warranty Deed]

DATED this 23rd day of March, 2011.

GRANTOR:

MB839 LLC,
an Illinois limited liability company

By: [Signature]
Name: Thomas Morrison
Title: Manager

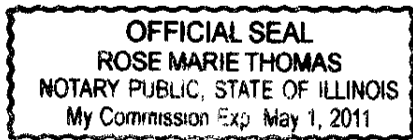


STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Thomas Morrison is personally known to me to be a Manager of MB839 LLC, an Illinois limited liability company, and 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 severally acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act, for the use and purposes therein set forth.

Given under my hand and official seal, this 23rd day of March, 2011.

[Signature]
Notary Public



Prepared By:

Joshua M. Spencer
Holland & Knight LLP
131 South Dearborn Street, 30th Floor
Chicago, Illinois 60603

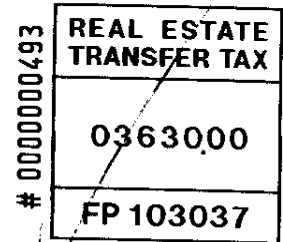
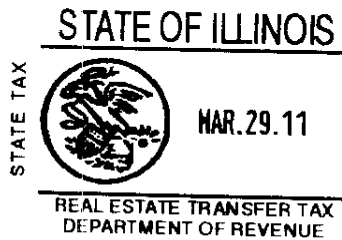
Mail To:

Ruttenberg & Ruttenberg
833 N. Orleans Street, Suite 400
Chicago, Illinois 60610
Attn: Jeremy E. Reis, Esq.

Send Subsequent Tax Bills to:

Ruttenberg & Ruttenberg
833 N. Orleans Street, Suite 400
Chicago, Illinois 60610
Attn: David W. Ruttenberg

#10143561_v1



City of Chicago
Dept. of Revenue

610331



Real Estate
Transfer
Stamp

\$38,115.00

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Batch 2,628,161