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Chicago Title Insurance Company

SPECIAL WARRANTY DEED (Corporation to Individual)



11165100340

Doc#: 1116510034 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/14/2011 11:31 AM Pg: 1 of 3

20110518-14 D062

Portfolio Title Company

THIS INDENTURE, made this 8th day of June, 2011 between 327 Chicago, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Brian Hughes, *single*

(GRANTEE'S ADDRESS) 10357 Broadmoor Dr., Palos Hills, Illinois 60465

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit 'A' attached hereto and made a part hereof

Grantor also hereby grants to the grantee, its 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; 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.

SUBJECT TO:

- (a) general real estate taxes not due and payable as of the date hereof;
- (b) special taxes or assessments for improvements not yet completed;
- (c) easements, covenants, restrictions, agreements, conditions and building lines of record, and party wall rights;
- (d) the Condominium Act;
- (e) the Declaration and the Plat, including all amendments and exhibits thereto;
- (f) the REA;
- (g) applicable zoning and building laws and ordinances;
- (h) the Code;
- (i) Purchaser's mortgage, if any;
- (j) plats of dedication and plats of subdivision and covenants thereon;
- (k) leases, licenses, operating agreements and other agreements affecting the Common Elements;
- (l) acts done or suffered by or judgements against Purchaser, or anyone claiming under Purchaser;
- (m) liens and other matters of title over which the Title Company (as hereinafter defined) is willing to insure without cost to Purchaser;
- (n) encroachments, if any;
- (o) No Further Remediation Letter recorded March 29, 2005 as Document No. 0508833009 and re-recorded as Document No. 0509044053;
- (p) Environmental Disclosure Documents recorded May 16, 2001 as Document Nos. 0010408979 and 0010408980;
- (q) terms, provisions, covenants and conditions contained in the release and right of entry document dated October 13, 1997 and recorded October 20, 1997 as Document No. 97775504;
- (r) covenants and restrictions contained in the deed recorded October 20, 1997 as Document No. 97775503;
- (s) unrecorded easement to maintain a utility wire over the northwesterly corner of the Parcel as disclosed by survey made by Gremley & Biederman, Inc., dated March 19, 1990 as Job No. 90638;
- (t) rights of parties to maintain overhead wires, utility poles, transformers, telephones and city water meter pit as shown on survey by Gremley & Biederman, Inc., dated May 3, 2000 as Job No. 100717 (the "Survey");
- (u) encroachment of the fence located

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mainly on the land onto the property West and adjoining by approximately 0.05 feet as shown on the Survey; (v) encroachment of the concrete pavement located mainly on the land onto the property East and adjoining by an undisclosed amount as shown on the Survey; (w) adverse encroachment of the overhead billboard lights located mainly on the property East and adjoining on the land by an undisclosed amount as shown on the Survey; and (x) the Residential Planned Development requirements approved by the City of Chicago with respect to the Parcel.

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 17-09-201-016-1130

Address(es) of Real Estate: 757 N. Orleans, Chicago, Illinois 60654

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered 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, **WILL WARRANT AND FOREVER DEFEND.**

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, by its Exec. V.P., the day and year first above written.

327 Chicago, LLC

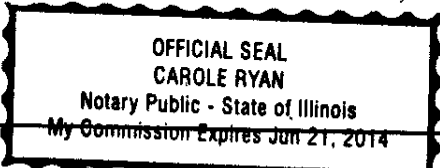
By R.T.G. Land Development Corp.
Manager

By Richard S. Gammonley
Exec. V.P.

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Richard S. Gammonley personally known to me to be the Exec. V.P., of R.T.G. Land Development Corp. the Manager of the 327 Chicago, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such officer and Manager he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as manager, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of June 2011



Carole Ryan (Notary Public)

Prepared By:
Matthew M Klein
322 W Burlington
LaGrange, Illinois 60525

Mailed To:
Nick Janis
5700 W 131st St
Palos Park IL 60464

Name & Address of Taxpayer:
Brian Hughes
757 N. Orleans # 1302
Chicago, IL 60654

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EXHIBIT 'A' Legal Description

Parcel 1:

Unit 1302 in the 757 Orleans at Chicago Condominium, as delineated on Plat of Survey of the following described parcel of real estate:

Part of Lots 6, 7, 8, 9, 10, 11, 12 and 13 in Block 17 in Butler, Wright and Webster's Addition To Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

which Plat of Survey is attached as Exhibit "E" to Declaration of Condominium made by 327 Chicago, L.L.C. and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document Number 0829718073, together with an undivided interest in the Common Elements appurtenant to said Units, as set forth in the Declaration, as amended from time to time.

Parcel 2:

Perpetual and Exclusive Easement for parking and storage purposes in and to Parking Space No. P142, and Storage Space No. S104, limited common elements, as set forth and defined in said declaration of condominium and survey attached thereto, in Cook County, Illinois.

Parcel 3:

Non-exclusive perpetual easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded October 23, 2008 as document number 0829718074 for ingress and egress in, over, on across and through the non-condominium property for access purposes to structural supports and any facilities or utilities located in or constituting a part of the commercial property or the non-condominium property.

City of Chicago
Dept. of Revenue

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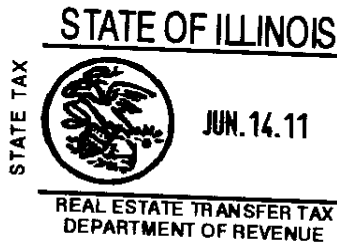
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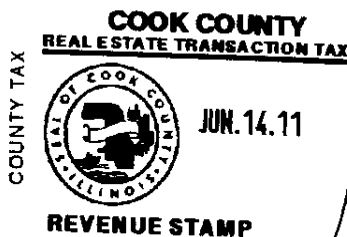
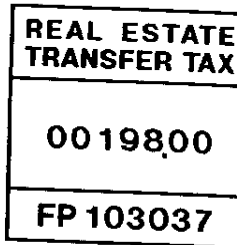
Real Estate
Transfer
Stamp

\$2,079.00

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