

# UNOFFICIAL COPY



Doc#: 1121755020 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/05/2011 02:19 PM Pg: 1 of 4

SPECIAL

WARRANTY DEED

ILLINOIS

THE GRANTOR, **6 NM Development Inc.**,  
an Illinois corporation, of the City of Chicago,  
County of Cook, State of Illinois, for and in  
consideration of the sum of Ten (\$10.00) and  
No/100 Dollars, and other good and valuable  
Consideration in hand paid, CONVEYS AND  
SPECIALLY WARRANTS TO:

*LORIE* *& HUSBAND AND WIFE*  
Steve R. Raupp & ~~Laurie R. Raupp~~ ("Grantee) of Chicago, Illinois, as ~~tenants by the entirety~~/joint  
tenants with right of survivorship and not as tenant in common/~~tenants in common~~ (*strike whichever is  
inapplicable*), the following described real estate situated in the County of Cook in the State of Illinois  
("Property"), to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-10-312-017-1030 unit, 17-10-312-017-1172, 17-10-312-  
017-1187  
Address of real Estate: 6 N Michigan Avenue, Unit (s) 1003, P3-2 & P3-17, in Chicago, Illinois 60602

Together with all and singular the hereditaments and appurtenances, thereunto belonging, or in anywise  
appertaining, and the reversion(s), remainder(s), rents, issues and profits thereof, and all the estate, right,  
title, interest, claim or demand whatsoever, of Grantor, either in law or equity, in and to the above  
described premises, with the hereditaments and appurtenances; TO HAVE AND HOLD the said premises  
as above described, with appurtenances, unto the Grantee, their heirs and assigns forever.

SUBJECT to the Declaration of Easement and Covenants by Grantor recorded October 23, 2008 as  
document number 0829718124, which is incorporated herein by reference thereto. Grantor grants to the  
Grantee(s), their heirs and assigns, as easements appurtenant to the premises hereby conveyed the  
easements granted by said declaration for the benefit of the owners of the parcel of realty herein  
described. Grantor reserves for itself, its successors and assigns, as easements appurtenant to the  
remaining parcels described in said declaration, the easements thereby created by for the benefit of said  
remaining parcels described in said declaration and this conveyance is subject to the said easements and  
the right of the Grantor to grant said easements in the conveyance and mortgages of said remaining  
parcels or any of them, and the parties hereto, for themselves and their heirs, successors, and assigns,  
covenant to be bound by the covenants and agreements in said document set forth as covenants running  
with the land.

GRANTOR also hereby grants to the GRANTEES, their heirs and assigns, as right 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 Easements, Restrictions and  
Covenants For Six North Condominium recorded as document number 0829718125 on October 23, 2008  
in the Office of the Recorder of Deed for Cook County Illinois, as amended from time to time (The  
"Declaration").

11/18  
FREEDOM TITLE CORP. 6713058



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EXHIBIT A TO DEED OF CONVEYANCE  
FROM 6 NM DEVELOPMENT INC.  
TO  
Steve R Raupp & Lauren R. Raupp

PARCEL 1: UNIT 1003, P3-2 & P3-17 IN THE SIX NORTH MICHIGAN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED ON OCTOBER 23, 2008 AS DOCUMENT NO. 0829718125, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS DEFINED AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS RECORDED ON OCTOBER 23, 2008 AS DOCUMENT NO. 0829718124.


PARCEL 3: THE RIGHT TO THE USE OF STORAGE SPACE S2-11, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0829718125.

City of Chicago  
Dept. of Revenue  
614071  
8/5/2011 11:08  
dr00155



Real Estate  
Transfer  
Stamp  
\$11,287.50  
Batch 3.361.833


STATE OF ILLINOIS  
STATE TAX  
AUG.-5.11  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE



# 000000712

REAL ESTATE TRANSFER TAX
01075.00
FP 103043

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
AUG.-5.11  
REVENUE STAMP



# 000000706

REAL ESTATE TRANSFER TAX
00537.50
FP 103046

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## **EXHIBIT B TO DEED OF CONVEYANCE PERMITTED ENCUMBRANCES**

- (1) General real estate taxes not due and payable at the time of closing;
- (2) The provisions of the Illinois Condominium Property Act;
- (3) The plat of survey and the declaration of condominium ("declaration") for Six North Michigan Condominium ("condominium"), including all amendments and exhibits thereto;
- (4) Applicable zoning, planned development, special service area and building laws and ordinances;
- (5) Encroachments, if any, which do not materially adversely affect the use of the property as a residential/parking condominium unit;
- (6) Leases and licenses affecting the common elements of the condominium;
- (7) Easements, agreements, conditions, covenants, and restrictions of record, which do not materially adversely affect the use of the property as a residential/parking condominium unit;
- (8) The declaration of covenants, conditions, restrictions and easements for Six North Michigan Condominium affecting the condominium and other portions of the building in which the condominium is located, including all amendments and exhibits thereto;
- (9) Any construction easement agreement including all amendments and exhibits thereto;
- (10) Acts done or suffered by grantee or anyone claiming by, through or under grantee;
- (11) Liens and other matters of title over which freedom title corporation or another title insurance company selected by grantor is willing to insure at grantor's expense.