

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (ILLINOIS)

AFTER RECORDING,
PLEASE MAIL TO:

Judy L DeAngelis
701 Walton Lane
Waukegan, IL
60030

PLEASE MAIL SUBSEQUENT
TAX BILLS TO:

BRIAN & PHYLLIS SHAO
3953 RFD
LONG GROVE, IL 60047



Doc#: 1122740031 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/15/2011 10:26 AM Pg: 1 of 3

RECORD

Dearborn Residential, LLC, an Illinois limited liability company (hereinafter referred to as "Grantor"), whose mailing address is 182 W. Lake St, Chicago, Illinois 60601, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by **BRIAN SHAO AND PHYLLIS SHAO AS JOINT TENANTS** (hereinafter referred to as "Grantee"), whose mailing address is **3953 BEAVER RUN DRIVE, LONG GROVE, ILLINOIS 60047**, 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 Common Elements; (12) utility easements, if any, whether recorded or unrecorded; (13) installments

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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 28 day of July, 2011.

GRANTOR.

Dearborn Residential, LLC, an Illinois limited liability company

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

By:

Nicholas Gouletas, President

REAL ESTATE TRANSFER

08/04/2011



CHICAGO: \$1,046.25

CTA: \$418.50

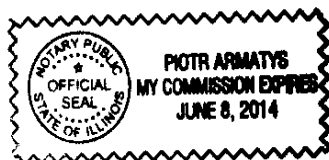
TOTAL: \$1,464.75

17-09-424-008-1222 | 20110701600877 | 5SH04K

State of Illinois
County of Cook

I, the Undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Nicholas Gouletas, 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 28 day of July, 2011.



Piotr Armatys
Notary Public

NAME AND ADDRESS OF PREPARER:

Dearborn Residential, LLC, 200 North Dearborn Street, Suite 3506 Chicago, Illinois 60601

REAL ESTATE TRANSFER

08/04/2011



COOK \$69.75

ILLINOIS: \$139.50

TOTAL: \$209.25

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 3601 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:

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. #: 17-09-424-008-1222
(WHICH HAS BEEN ASSIGNED TO UNIT 3601 INDIVIDUALLY
PER THE COOK COUNTY ASSESSOR'S OFFICE)

COMMON ADDRESS: 200 NORTH DEARBORN STREET, UNIT 3601
CHICAGO ILLINOIS 60601