



Doc#: 1129449014 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/21/2011 12:18 PM Pg: 1 of 4

**ASSIGNMENT AND SPECIAL WARRANTY DEED**

THE GRANTOR, **ROBERT J. WILLIAMS AND CHRISTINE M. WILLIAMS**, husband and wife, of the city of Chicago, County of Cook, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, **ASSIGN, GRANT, BARGAIN, SELL AND CONVEY** with special warranty covenants unto grantee

**KEVIN L. MCQUOWN AND DOUGLAS R. RITZ, OR THEIR SUCCESSORS AS CO-TRUSTEES, OF THE MCQUOWN - RITZ TRUST UNDER AGREEMENT DATED OCTOBER 2, 2001, AS AMENDED AND RESTATED FROM TIME TO TIME**

all of grantor's right, title and interest in and to the various estates described below and situated in the County of Cook in the State of Illinois:

**PARCEL 1: UNIT 1202 IN THE BELVEDERE CONDOMINIUMS (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:**

**(A) THE LEASEHOLD ESTATE, (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 270 EAST PEARSON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF JUNE 31, 2000, WHICH LEASE WAS RECORDED AUGUST 2, 2000 AS DOCUMENT 000584667, AND RE-RECORDED AUGUST 11, 2000 AS DOCUMENT NUMBER 00614549, AND AS AMENDED BY AMENDMENT TO GROUND LEASE RECORDED MARCH 2, 2001 AS DOCUMENT NUMBER 0010169900 AND SECOND AMENDMENT TO GROUND LEASE RECORDED MAY 20, 2004 AS DOCUMENT NUMBER 0414131096, AND BY UNIT SUBLEASE RECORDED MAY 21, 2004 AS DOCUMENT NUMBER 0414242154, WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 99 YEARS COMMENCING JULY 31,2000 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND (B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 2 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST**

Doc. # 246 2  
JR  
B2011-14251

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OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414131100, AS AMENDED, FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S33, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.**

**PARCEL 3: UNIT P78 IN THE 270 EAST PEARSON GARAGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF: (A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1 .C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 270 EAST PEARSON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED MAY 20, 2004, WHICH LEASE WAS RECORDED MAY 20, 2004 AS DOCUMENT 0414131097, AND BY UNIT SUBLEASES RECORDED MAY 21, 2004 AS DOCUMENT NUMBERS 0414242200 AND 0414242270, WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 95 YEARS COMMENCING MAY 20, 2004 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND (B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 3 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414131100, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 4: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0414131098.**

**PARCEL 5: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 3 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0317834091.**

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**SUBJECT TO:**

Covenants, conditions and restrictions of record, providing none of the foregoing materially restrict the use of the real estate at a residential condominium residential property, including, but not limited to the Condominium Declaration and the Illinois Condominium Property Act; general real estate taxes for the year 2010 and subsequent years; and acts caused by or suffered through grantee.

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

Permanent Index Number(s): 17 03 228 034 4033 and 17 03 228 035 4078

Address of the Real Estate: 270 East Pearson, Unit 1202, Chicago, IL 60611

+ P 78

DATED this 18 day of October 2011.

Robert J. Williams  
Robert J. Williams

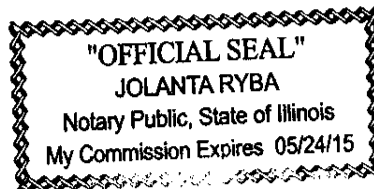
Christine M. Williams  
Christine M. Williams

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 Robert J. Williams and Christine M. Williams is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the Robert J. Williams and Christine M. Williams signed, sealed and delivered this said instrument as grantor(s) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18<sup>th</sup> day of October 2011.

Jolanta Ryba  
NOTARY PUBLIC



City of Chicago  
Dept. of Revenue  
616105



Real Estate  
Transfer  
Stamp  
\$10,710.00

10/18/2011 12:40  
dr00347


Batch 3,675,634


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## ACCEPTANCE AND ASSUMPTION BY ASSIGNEE/GRANTEE

Grantee hereby assumes all obligations of Grantor, as "Subtenant" under the Unit Subleases accruing from and after the date of this Assignment and Deed, and Grantee agrees to perform all of the terms, covenants, conditions, agreements and obligations of the "Subtenant" under the Unit Subleases accruing from and after the date hereof.

KEVIN L. MCQUOWN AND DOUGLAS R. RITZ AS CO-TRUSTEES, OF THE MCQUOWN - RITZ TRUST UNDER AGREEMENT DATED OCTOBER 2, 2001, AS AMENDED AND RESTATED FROM TIME TO TIME


  
Kevin L. McQuown, co-trustee  
BY JEFFREY SANCHEZ AS ATTNY-IN-FACT  
PURSUANT TO POWER OF  
ATTORNEY

  
Douglas R. Ritz, co-trustee  
BY JEFFREY SANCHEZ AS ATTNY-IN-FACT  
PURSUANT TO POWER OF ATTORNEY


This instrument prepared by Samuel J. Tamkin, 155 North Canal Street, Suite 1425, Chicago, IL 60606.

Send subsequent tax bills to:  
Kevin L. McQuown and Douglas R. Ritz  
270 East Pearson  
Unit 1202  
Chicago, IL 60611

After Recording Mail to:  
Jeffrey Sanchez  
55 West Monroe Street  
Suite 3950  
Chicago, IL 60603

STATE TAX  
  
OCT. 21. 11  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000001327  
REAL ESTATE  
TRANSFER TAX  
0102000  
FP 103043

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
  
OCT. 21. 11  
REVENUE STAMP

# 0000001322  
REAL ESTATE  
TRANSFER TAX  
0051000  
FP 103046