



Doc#: 1133255058 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/28/2011 03:36 PM Pg: 1 of 4

SPECIAL WARRANTY DEED -

THIS INDENTURE, made this **17th day of November, 2011**, between ONE PLACE CONDOMINIUM LLC, an Illinois limited liability company, 828 South Wabash., suite 200, Chicago, Illinois 60605, party of the first part, and **Charles E. Hill, Jr.**, party of the second part, WITNESSETH, that the part of the first part, ONE PLACE CONDOMINIUM LLC, an Illinois limited liability company, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his, heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit:

See Exhibit "A" attached hereto for legal description

Together with all and singular the 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 party of the first part, either in law or equity, of, in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described below, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Subject to the matters set forth on Exhibit "B" attached hereto.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, [his, her, 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 DEFEND, subject to the matters set forth on Exhibit "B" attached hereto.

Permanent Real Estate Index Number(s): **17-15-304-060 1058 and 17-15-304-060-1153**

Address(es) of Real Estate: **Unit 803 and P 59, 1 East 8th Street, Chicago, Illinois 60605**

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its, the day and year first above written.

ONE PLACE CONDOMINIUM LLC, an Illinois limited liability company

By: _____
Its: Agent to owner

11/28/11
-7105748 1/2 R
FREEDOM TITLE CORP

UNOFFICIAL COPY

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 Charles E Hill Jr personally known to me to be the Manager of ONE PLACE CONDOMINIUM 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 acknowledged that as such Manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 11 day of Nov, 2011.

Diane J Panozzo
Notary Public

Real Estate
Transfer
Stamp
\$2,625.00
Batch 3,830 821



City of Chicago
Dept. of Revenue
646040
11/28/2011 15:02
#000111



STATE TAX	STATE OF ILLINOIS NOV. 25, 11	REAL ESTATE TRANSFER TAX
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	0025000
	# 0000001535	FP 103043

This Instrument was prepared by:

Michael S. Kurtzon
Dykema Gossett PLLC
180 North LaSalle Street
Suite 2700
Chicago, Illinois 60601

MAIL TO:

Charles E Hill Jr
(Name)
1 E 84th Street Unit 803
(Address)
Chicago IL 60605
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Charles E Hill Jr
(Name)
1 E 84th Street Unit 803
(Address)
Chicago IL 60605
(City, State and Zip)

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX NOV. 28, 11	REAL ESTATE TRANSFER TAX
	REVENUE STAMP	0012500
	# 0000001521	FP 103046

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: UNIT 803 and P59 IN THE ONE PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO 0824931090, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 15, 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 AS DEFINED AND SET FORTH IN THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED AS DOCUMENT NO. 0624118065, AMENDED BY DOCUMENT NO. 0701222056, INSPECTION EASEMENT RECORDED AS DOCUMENT NO. 0711649067, DECLARATION OF CONSTRUCTION AND ACCESS EASEMENTS, COVENANTS AND CONDITIONS RECORDED AS DOCUMENT NO. 0724149034, AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 0824931089, IN COOK COUNTY, ILLINOIS.

PIN Unit 803 17 15 304 060 1058

P 59 17 15 304 060 1153

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "B"

- (a) Current non-delinquent real estate taxes and taxes for subsequent years;
- (b) Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- (c) the Illinois Condominium Property Act ;
- (d) The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws, the Declaration of Covenants, Conditions, Restrictions and Easements and other Project Documents including all amendments and exhibits thereto;
- (e) Public, private and utility easements,
- (f) Covenants, conditions and restrictions of record;
- (g) Applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (h) Roads and highways, if any;
- (i) Leases and licenses affecting the Common Elements;
- (j) Matters over which the Title Insurer is willing to insure;
- (k) Acts done or suffered by the Purchaser;
- (l) Purchaser's mortgage;.