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Doc#: 1133404077 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/30/2011 10:40 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED
BY:

Victoria C Bresnahan
MELTZER, PURTILL & STELLE LLC
300 South Wacker Drive
Suite 3500
Chicago, Illinois 60606

ABOVE SPACE FOR RECORDER'S USE ONLY

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10133
9692888
710

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 30 day of September, 2011, between AM TRIO MID RISE, LLC, a Delaware limited liability company ("Grantor"), duly authorized to transact business in the State of Illinois, and Ginnette Farvey ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, ASSIGN AND CONVEY unto the Grantee and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto.

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 Grantor, 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 Grantee and Grantee's heirs and assigns forever.

And Grantor, for themselves and their successors, do covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that they have not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (a) General real estate taxes for the current year not yet due and for subsequent years;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions, encroachments and building lines of record and party wall rights, including but not limited to documents recorded in Cook County as 12387289, 97184803, 87495653, 0509033009, and 0704431128;

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(d) Declaration of Condominium Pursuant to the Condominium Property Act for Trio II Condominiums recorded on October 9, 2007 as document number 0728203080 , including all Exhibits thereto, as amended from time to time;

(e) The Illinois Condominium Property Act;

(f) Applicable zoning and building laws and ordinances;

(g) Roads and highways, if any;

(h) Unrecorded public utility easements, if any;

(i) Grantee's mortgage, if any;

(j) Plats of dedication and covenants thereof;

(k) Acts done or suffered by Grantee, or anyone claiming under Grantee;

(l) Declaration of Easements, Covenants, and Restrictions for the Trio Development Master Association recorded on August 14, 2007 as document number 0722615059 including all exhibits thereto, as amended from time to time;

(m) Declaration of Easements for Encroachments, Adjacent Walls, Access and Maintenance recorded on August 14, 2007 as document number 0722615058;

(n) Declaration of Reserved Rights Over Trio Development Parcel recorded on August 14, 2007 as document number 0722615056;

(o) Declaration of Easements: Temporary Construction Easements recorded on August 14, 2007 as document number 0722615057;

(p) Reciprocal Easement Agreement , as amended from time to time, recorded on March 31, 2005 as document number 0509033011; and

(q) Reciprocal Easement Agreement recorded August 22, 2007, as document number 0723403022.

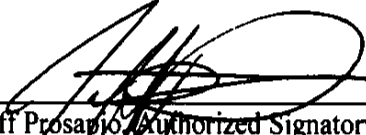
-SIGNATURE PAGE TO FOLLOW-

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

AM TRIO MID RISE LLC, a Delaware limited liability company

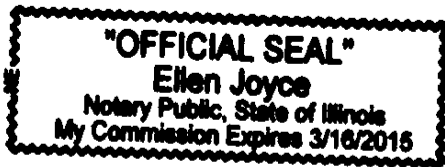
By: 
Jeff Prosapio, Authorized Signatory

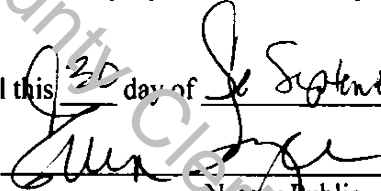
STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

STATE OF ILLINOIS	
STATE TAX	OCT. 18. 11
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000012962	REAL ESTATE TRANSFER TAX
	00325.00
	FP 102808

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Jeff Prosapio, the Authorized Signatory of AM TRIO MID RISE LLC, (the "Company") appeared before me this day in person and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30 day of September, 2011.




Notary Public

MAIL TO:

Ginnette Harvey
660 W. Wayman, Unit 201B
Chicago, Illinois 60061

SEND SUBSEQUENT TAX BILLS TO:

Ginnette Harvey
660 W. Wayman, Unit 201B
Chicago, Illinois 60661

CITY OF CHICAGO	
CITY TAX	OCT. 18. 11
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
# 000002005	REAL ESTATE TRANSFER TAX
	034 1250
	FP 102805

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	OCT. 18. 11
REVENUE STAMP	
# 0000010794	REAL ESTATE TRANSFER TAX
	00 162,50
	FP 102802

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EXHIBIT A

PARCEL 1:

UNIT 201B IN THE TRIO II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

(THAT PORTION OF) LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 62 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE INTEREST ACCRUING TO SAID LOTS IN AND TO VACATED CARROLL AVENUE NORTH AND ADJOINING SAID LOTS AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE NORTH SUBURBAN MASS TRANSIT, A MUNICIPAL CORPORATION OF ILLINOIS BY DEED RECORDED MARCH 5, 1976 AS DOCUMENT NUMBER 23408724, AS CORRECTED BY DEED RECORDED NOVEMBER 14, 1978 AS DOCUMENT NUMBER 24716776;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0728203080, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

AND ALSO:

THE (EXCLUSIVE) RIGHT TO THE USE OF S-9, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0728203080.

PARCEL 2:

A PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT AND RECORDED MARCH 31, 2005 AS DOCUMENT NUMBER 0509033011, AS AMENDED FROM TIME TO TIME MADE BY AND BETWEEN 325 UNION, LLC AN ILLINOIS LIMITED LIABILITY COMPANY AND CMC HEARTLAND PARTNERS, A DELAWARE LIMITED PARTNERSHIP FOR THE PURPOSE OF INGRESS AND EGRESS OVER, UPON AND ACROSS THE DRIVE AISLES IN ANY PARKING DECK IMPROVEMENTS FROM TIME TO TIME LOCATED ON THE CMC PROPERTY TO PROVIDE ACCESS FOR MOTOR VEHICLES TO AND FROM THE 325 PROPERTY FROM AND TO DES PLAINES AVENUE.

Permanent Real Estate Index Number: 17-09-301-008-1009

Address of real estate: 660 W. Wayman, Unit 201B, Chicago, Illinois 60661