### **UNOFFICIAL COPY**

**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 Dollers, and other good and valuable Consideration in hand paid, CONVEYS AND SPECIALLY WAPRANTS TO:



Doc#: 1204716097 Fee: \$46.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 02/16/2012 02:44 PM Pg: 1 of 5

Carol D. Johnsen and John W. Johnsen ("Grantee") of Chicago, Illinois, the following described real estate situated in the County of Cook in the State of Illinois ("Property"), to wit:

#### SEE ATTACHED EXHIBIT "A"

Common Address: Parking Unit 73-3 at 6 North Michigan Avenue, Chicago, Illinois

PIN: 17-10-312-017-117

Together with all and singular the hered tar nents 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, or Grantor, either in law or equity, in and to the above described premises, with the hereditaments and appurenances; 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, it 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 mortgage of said remaining parcels or any of them, and the parties hereto, for themselves and their heirs, successor, 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").

And the Grantor reserves for itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein. The deed is subject to all rights, easements, covenants, conditions, restrictions, and reservations contained in the Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

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Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and his/her/their heirs and assigns, that: (i) it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as set forth below or as stated in <a href="Exhibit B">Exhibit B</a> attached hereto; and (ii) it will warrant and defend said real estate hereby granted against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other, subject to the exceptions herein.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described therein, the rights and Easements for the benefit of said unit set forth in the declaration of Condominium, and grantor reserves to itself, its successors and assigns, the Rights and easements set forth in said declaration for the benefit of the Remaining land described therein. This deed is subject to all rights, easements, covenants, restrictions and Reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Dated: Februar, 22 2011	
9	6 NM DEVELOPMENT, INCA an Illinois
Ope	Corporation / /////
C	Ву:
0_	Its: Authorized Officer
STATE OF ILLINOIS )	
) SS	
COUNTY OF COOK )	

I, the undersigned, a notary public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Thomas Gallagher, president of 6 NM Development, Inc., ("Corporation"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal on February 23, 2011

OFFICIAL SEAL
PAULA PETRAGALLO
Notary Public - State of Illinois
My Commission Expires Apr 13, 2014

Yand water Notary

My Commission Expires: 13 2014

This instrument was prepared by: Robert L. Pattullo Jr., 10 South LaSalle, Suit 3400, Chicago, IL. 60603

MAIL TO and SEND SUBSEQUENT TAX BILLS TO: Carol D. Johnsen and John W. Johnsen 6 North Michigan Avenue Chicago, IL. 60602

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## **UNOFFICIAL COPY**

# EXHIBIT A TO DEED OF CONVEYANCE FROM 6 NM DEVELOPMENT INC. TO

Carol Johnsen and John Johnsen

PARCEL 1: **PARKING UNIT P3-3** 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.

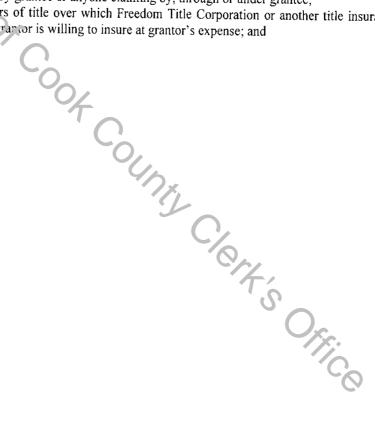
Permanent Real Estate Index Nur ibei(s): 17-10-312-017-1174
Address of Real Estate: 6 N Michigan Avenue, Parking Units P3-3, in Chicago, Illinois 60602

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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;
- The plat of survey and the declaration of condominium ("declaration") for Six North Michigan (3) Condominium ("condominium"), including all amendments and exhibits thereto;
- Applicable zoning, planned development, special service area and building laws and ordinances; (4)
- Encroachments, if any, which do not materially adversely affect the use of the property as a (5) parking condominium unit:
- (6)Leases and licenses affecting the common elements of the condominium;
- (7)Assements, agreements, conditions, covenants, and restrictions of record, which do not materially adversely affect the use of the property as a parking condominium unit;
- The declaration of covenants, conditions, restrictions and easements for Six North Michigan (8)Condominium, affecting the condominium and other portions of the building in which the condominium is located, including all amendments and exhibits thereto;
- Any construction easement agreement including all amendments and exhibits thereto; (9)
- (10)Acts done or saffered by grantee or anyone claiming by, through or under grantee;
- Liens and other matters of title over which Freedom Title Corporation or another title insurance (11)company selected by grantor is willing to insure at grantor's expense; and





## First American Title Insurance Company 27775 Diehl Road Warrenville, IL 60555

### STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 02/03/2012	Signature 2
0,	
70	Grantor or Agent
	<b>∠</b>
Subscribed and sworn to before me by the said Steven	en A. Grossman
Notary Public MANUA D BLA	A 2012  OFFICIAL SEALONS INFO SOLA  OFFICIAL SEALONS  OF
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	aAFETHING SUPES JA
The result is	ndary Publican Ex.
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or acquire and hold title to real actate in This is	name of the grantee shows on the deed or assignment of beneficial inois corporation or ioreign corporation authorized to do business increasing authorized to do business
estate in Illinois, or other entity recognized as a porcognized	inois corporation or ioreign corporation authorized to do business mership authorized to do business or acquire and hold title to real
estate under the laws of the State of Illinois.	nership authorized to to business or acquire and hold title to real and authorized to do business or acquire and hold title to real
Dated 02/03/2012	
Dated <u>92/03/2012</u>	Signature
	Grant or Agent
	2,0
Subscribed and guess to L.C.	
Subscribed and sworn to before me by the said Stever this 3rd	A. Grossman affiant
day of rebruary	, 2012
Notary Public Phel Ha R. March	OFFICIAL SEAL OF ININOIS
	OFFICIAL SEAL  OFFICIAL SEAL  BROOKS  BRAETHA R BROOKS  BRAETHA R BROOKS  BRAETHA R BROOKS  BR
Note: Any person who knowingly and the	BARRY Spires Jan
Class C misdemeanor for the first offense and of a Class	nent concerning the identification the grantee shall be quilty of a
Zave the second of a Class	nent concerning the ideal the grantee shall be guilty of a A misdemeano for subsequent offenses.  linois, if exempt under the provisions of Section 4 of the Illinois
(Attach to deed or ABI to be recorded in Cook County, II	linois, if exempt under the provisions of Section 4 of the Illinois
rear Estate Transfer Tax Act.)	section 4 of the Illinois