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SPECIAL WARRANTY DEED (ILLINOIS)



AFTER RECORDING,
PLEASE MAIL TO:

Judy L. DeAngelis
1671 Walton Lake
Lorain, IL 60030

Doc#: 1209635010 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/05/2012 10:01 AM Pg: 1 of 3

PLEASE MAIL SUBSEQUENT
TAX BILLS TO:

Brian + Phyllis Shao
3953 Beaver Run Dr.
Long Grove, IL 60047
CTI-888 9475 M. [unclear]

RECORDER'S STAMP

Dr Dearborn Investment, 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, IL 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.


IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on this 26 day of MARCH, 2012.

GRANTOR:

Dr Dearborn Investment, LLC, an Illinois limited liability company

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

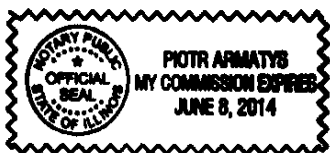
By: 
Nick Gouletas, President


REAL ESTATE TRANSFER		03/27/2012
	CHICAGO:	\$1,342.50
	CTA:	\$537.00
	TOTAL:	\$1,879.50
17-09-424-008-1119 20120301601356 FHDJGV		

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 Nick Gouletas President of SEG Dearborn Consultants, Inc., an Illinois corporation, being the manager of Dr Dearborn Investment, 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 26 day of MARCH, 2012.




Notary Public

NAME AND ADDRESS OF PREPARER:

Dr Dearborn Investment, LLC, 200 North Dearborn Street, Suite 3402, Chicago, Illinois 60601

REAL ESTATE TRANSFER		03/27/2012
	COOK	\$89.50
	ILLINOIS:	\$179.00
	TOTAL:	\$268.50
17-09-424-008-1119 20120301601356 77ALNP		

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 2207 IN THE 200 NORTH DEARBORN PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO ALL IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND EASEMENTS FOR INGRESS, EGRESS, USE, CONSTRUCTION AND ENJOYMENT AS MORE PARTICULARLY SET FORTH IN DEED RECORDED AS DOCUMENT 87254850, EASEMENT AGREEMENT RECORDED AS DOCUMENT 91591893 AND EASEMENT AGREEMENT RECORDED AS DOCUMENT 92199746; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0805641071, AS AMENDED BY THE CORRECTIVE AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0826710041, TOGETHER WITH ITS 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 BY AND SET FORTH IN THE EASEMENT AGREEMENT FOR 200 DEARBORN, CHICAGO, ILLINOIS RECORDED FEBRUARY 25, 2008 AS DOCUMENT 0805641067, IN COOK COUNTY, ILLINOIS.

P.I.N. #: 17-09-424-008-1119
(WHICH HAS BEEN ASSIGNED TO UNIT 2207 INDIVIDUALLY
PER THE COOK COUNTY ASSESSOR'S OFFICE)

COMMON ADDRESS: 200 NORTH DEARBORN STREET, UNIT 2207
CHICAGO ILLINOIS 60601

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions, and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.