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#### SPECIAL

### WARRANTY DEED

#### **ILLINOIS**

THE GRANTOR, 6 NM Development Inc., an Illinois corporation, of the City of Chicago, County of Cock, State of Illinois, for and in consideration of the sum of Ten (\$10.00) and No/100 Dollars at d other good and valuable Consideration in hand paid, CONVEYS AND SPECIALLY WARF ANTS TO:

Special Warranty Deed 6 NM Development- Unit 1204



1210413038 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 04/13/2012 03:14 PM Pg: 1 of 4

Keoni A. Tai ("Grantee") of Chicago, Illinois, as tenants by the entirety/joint tenants with right of survivorship and not as tenant in common/tenants in common (strike whichever is inapplicable), the following described real estate situated in the County of Cook in the State of Illinois ("Property"), to wit:

### SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-10-312-017-1045 unit and 17-10-312-017-1231. Address of real Estate: 6 N Michigan Avenue, Unit (s) 1204 & P4-30 in Chicago, Illinois 60602

Together with all and singular the hereditaments and ar ov tenances, thereunto belonging, or in anywise appertaining, and the reversion(s), remainder(s), rents, issue; and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND HOLD the said premises as above described, with appurtenances, unto the Grantee, their hears 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 he eby 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 appurted and to the remaining parcels described in said declaration, the easements thereby created by for the renefit of said remaining parcels described in said declaration and this conveyance is subject to the said easer ents and the right of the Grantor to grant said easements in the conveyance and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves and their heirs, successors, 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").

> City of Spicago Dept. of Finance

620211

4/13/2012 14:39

dr00762

Real Estate Transfer Stamp

\$3,601.50

Batch 4,428,066

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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.

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 Exhibit B 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 lescribed therein, the rights and Easements for the benefit of said unit set forth in the declaration of Condo ninium, 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 10ths, easements, covenants, restrictions and Reservations contained in said

	of said declaration were recited and stipulated at length
herein.	is said declaration were recited and supulated at length
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Dated: Pril 1012	
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	6 NM DEVELOPMENT, D.C., an Illinois
1	Corporation
,	$\langle \langle $
	By:
	Ls: Authorized Officer
STATE OF ILLINOIS )	7x.
) SS	9
COUNTY OF COOK )	
	1.1
	n and for the said Count, in the State of aforesaid, DO
HEREBY CERTIFY that	July of 6 NM
	ly known to me to be the same person whose name is
Ų Ų	uch officer, appeared before me this day in person and
<u> </u>	ered the said instrument as his free and voluntary act, and
as the free and voluntary act of Corporation, fo	the uses and purposes therein set forth.
CINTEN I I I I I I I I I I I I I I I I I I I	Mark Comments of the comments
GIVEN under my hand and notarial seal on	, 2012 OFFICIAL (EAL JAMIE) HOWARD
Many Mawaya	NOTARY PUBLIC - STATE OF ILLINOIS
My Commission Expires:	OTATY PUBLIC MY COMMISSION EXPIRES:10/29/15
wy Commission Expires.	
This instrument was prepared by: Adam C. Tul	llier, 10 South LaSalle, Suit 3400, Chicago, IL. 60603
MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
Vooni A Toi	Vaoni A Toi

Keoni A. Tai

Keoni A. Tai

6 N. Michigan Avenue, unit 1204

6 N. Michigan Avenue, Unit 1204

Chicago, IL 60602

Chicago, IL 60602

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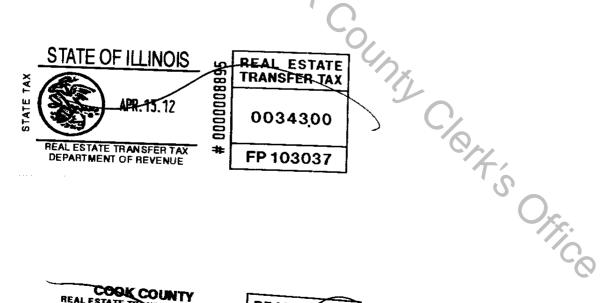
# **UNOFFICIAL COPY**

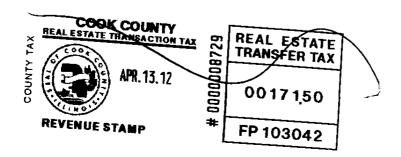
### EXHIBIT A TO DEED OF CONVEYANCE FROM 6 NM DEVELOPMENT INC. TO Keoni A. Tai

PARCEL 1: UNIT 1204 & P4-30 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: EASE MENTS 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.

PARCEL 3: THE RIGHT TO THE USE OF STORAGE SPACE SL-10, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECOPPED AS DOCUMENT NUMBER 0829718125.





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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;
- (3) The plat of survey and the declaration of condominium ("declaration") for Six North Michigan Condominium ("condominium"), including all amendments and exhibits thereto;
- (4) Applicable zoning, planned development, special service area and building laws and ordinances;
- Encroachments, if any, which do not materially adversely affect the use of the property as a (5)residential/parking condominium unit;
- Leases and licenses affecting the common elements of the condominium; (6)
- **(7)** Easements, agreements, conditions, covenants, and restrictions of record, which do not materially adversely affect the use of the property as a residential/parking condominium unit;
- (8) The declaration of covenants, conditions, restrictions and easements for Six North Michigan Condominium, affecting the condominium and other portions of the building in which the condominum is located, including all amendments and exhibits thereto;
- (9) Any construction easement agreement including all amendments and exhibits thereto;
- (10)Acts done or suffered 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 granter is willing to insure at grantor's expense.