

UNOFFICIAL COPY

SPECIAL

WARRANTY DEED

ILLINOIS



Doc#: 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

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 Dollars and other good and valuable Consideration in hand paid, CONVEYS AND SPECIALLY WARRANTS TO:

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 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, 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 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, its 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 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").

Special Warranty Deed 6 NM Development- Unit 1204

City of Chicago
Dept. of Finance
620211



Real Estate
Transfer
Stamp

\$3,601.50

4/13/2012 14:39

dr00762

Batch 4,428,066

1/2 yr
6713607

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: 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.

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 RECORDED AS DOCUMENT NUMBER 0829718125.

STATE TAX

STATE OF ILLINOIS

APR. 13. 12

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000008895

REAL ESTATE TRANSFER TAX
0034300
FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. 13. 12

REVENUE STAMP

0000008729

REAL ESTATE TRANSFER TAX
0017150
FP 103042

UNOFFICIAL COPY

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;
- (5) Encroachments, if any, which do not materially adversely affect the use of the property as a residential/parking condominium unit;
- (6) Leases and licenses affecting the common elements of the condominium;
- (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 condominium 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;
- (11) Liens and other matters of title over which freedom title corporation or another title insurance company selected by grantor is willing to insure at grantor's expense.