

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 1217404092 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/22/2012 11:44 AM Pg: 1 of 6

281 WEA22 5711988  
8887163 DZAEW 1072

THIS INDENTURE, made this 14<sup>th</sup> day of June, 2012 between CG COLFAX, LLC, an Illinois limited liability company ("Grantor"), and CHAD M. FEINGOLD, not personally, but solely as trustee under a trust agreement dated as of October 25, 2011 and known as the CMF REVOCABLE TRUST, of 2038 N. Halsted #3, Chicago, IL 60614 ("Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee, FOREVER, all of the real estate, situated in the County of Cook and State of Illinois known and described on Exhibit "A" hereto.

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the 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 the Grantee, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors, that it has 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 those exceptions set forth on Exhibit "B" hereto.

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

CG COLFAX, LLC, an Illinois limited liability company

By: Dennis R. Ainger  
Dennis R. Ainger, Secretary

Box 400-CTCC

S Y  
P 6  
S N  
SC Y  
INT RY

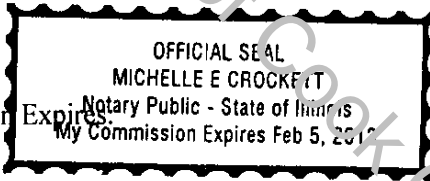
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, The undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Dennis R. Ainger, Secretary of CG Colfax, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 14th day of June, 2012.

*Michelle E. Crockett*  
Notary Public



My Commission Expires:

This Instrument Prepared By:

Dennis R. Ainger  
300 East Northwest Highway  
Palatine, IL 60067

After Recording Return to:

Jaffe & Berlin, L.L.C.  
111 W. Washington, Suite 900  
Chicago, IL 60602

Send Subsequent Tax Bills To:

Chad M. Feingold  
2662 North Geneva Terrace  
Chicago, Illinois 60614

REAL ESTATE TRANSFER	06/15/2012
COOK	\$1,390.00
ILLINOIS:	\$2,780.00
<b>TOTAL:</b>	<b>\$4,170.00</b>



14-28-304-088-0000 | 20120501600798 | K7G22D

REAL ESTATE TRANSFER	06/15/2012
CHICAGO:	\$20,850.00
CTA:	\$8,340.00
<b>TOTAL:</b>	<b>\$29,190.00</b>



14-28-304-088-0000 | 20120501600798 | CJCKUT

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## Exhibit A

### LEGAL DESCRIPTION

PARCEL 1:

LOT 15 AND THE SOUTH 1/2 OF LOT 16 IN LINCOLN PARK CLUB SUBDIVISION, RECORDED JULY 9, 2002 AS DOCUMENT 0020749722 AND RE-RECORDED JULY 19, 2002 AS DOCUMENT 0020790850, BEING A RESUBDIVISION OF VARIOUS LOTS, PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN VARIOUS SUBDIVISIONS IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

PERPETUAL ACCESS EASEMENTS FOR THE BENEFIT OF ALL OWNERS OF LOTS 8, 9, 15 AND 16, TOGETHER WITH THEIR TENANTS, GUESTS, AGENTS AND INVITEES, AS SET FORTH BY THE DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS FOR THE LINCOLN PARK COMMONS HOMEOWNERS ASSOCIATION DATED JANUARY 10, 2002 AND RECORDED JANUARY 15, 2002 AS DOCUMENT 0020067321, AND AMENDMENTS THERETO, FOR THE PURPOSE OF A PEDESTRIAN COURT EASEMENT FOR INGRESS AND EGRESS ON, OVER AND ALONG THOSE PORTIONS OF THE LAND KNOWN AS LOTS 6 AND 26, AND IDENTIFIED ON THE PLAT OF SUBDIVISION AS "PEDESTRIAN COURT". PRIVATE ALLEYWAY EASEMENTS, FOR PUBLIC INGRESS AND EGRESS OF PERSONS AND VEHICLES, ON, OVER AND ALONG THOSE PORTIONS OF THE LAND IDENTIFIED AS "PRIVATE ALLEYWAYS" ON SAID PLAT, RECORDED JULY 9, 2002, AS DOCUMENT 0020749722 AND RE-RECORDED AS DOCUMENT 0020790850.

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PIN: 14-28-304-088-0000

Common Address: 2662 N. Geneva Terrace, Chicago, IL 60614

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## Exhibit B

### Exceptions

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. ACTS OF GRANTEE
3. THE PLAT OF SUBDIVISION RECORDED JULY 9, 2002 AS DOCUMENT NUMBER 0020749722 INCLUDES A CERTIFICATION BY THE SURVEYOR THAT THE LAND IS LOCATED WITHIN A SPECIAL FLOOD ZONE C AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. AN EASEMENT RESERVED FOR AND GRANTED TO THE CITY OF CHICAGO, PEOPLES GAS LIGHT & COKE COMPANY, AMERITECH TELEPHONE COMPANY, COMMONWEALTH EDISON COMPANY, AND ANOTHER TELEPHONE OR CABLE COMPANY AUTHORIZED TO OPERATE IN THE CITY OF CHICAGO BY THE CITY OF CHICAGO AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREA SHOWN ON THE PLAT AND MARKED "EASEMENT FOR PUBLIC UTILITIES" TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN UNDERGROUND PIPES, MAINS, CONDUITS AND CABLES, TOGETHER WITH ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THIS SUBDIVISION WITH WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, TELEPHONE, ELECTRIC AND CABLE TELEVISION SERVICE. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR SIDEWALKS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 0020749722 AND RE-RECORDED AS DOCUMENT 0020730850.  
  
(AFFECTS LOTS 6 14, 15, 16, 17 & 18)
5. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE LINCOLN PARK COMMONS HOMEOWNERS ASSOCIATION, MADE BY THE LIMITS, L.L.C. (THE DECLARANT) REGARDING THE INTENDED CONSTRUCT OF TWENTY FIVE RESIDENTIAL LOTS FOR THE CONSTRUCTION OF SINGLE FAMILY HOMES OR THE OPTION TO CONSTRUCT MULTIFAMILY BUILDINGS IN THE CASE OF TEN OF THE SAID LOTS WHICH SHALL NOT EXCEED THREE RESIDENTIAL UNITS PER LOT AND WHICH MAY BE DESIGNATED AS SEPARATE CONDOMINIUM BUILDINGS. A 20 FOOT PUBLIC NORTH//SOUTH PRIVATE ALLEY LOCATED ON THE ADJOINING LAND TO THE EAST WHICH SHALL BE USED FOR INGRESS AND EGRESS AND SHALL BE SOLELY MAINTAINED BY THE ADJOINING LANDOWNERS. A PEDESTRIAN COURT EASEMENT IS CONSTRUCTED OVER LOT 6 FOR INGRESS AND EGRESS. IN ADDITION, TWO PRIVATE ALLEYWAYS SHALL BE CONSTRUCTED ON THE PROPERTY FOR PUBLIC INGRESS AND EGRESS, AND A COMMON WALKWAY AND COMMON AREA EASEMENT SHALL BE CONSTRUCTED OVER RESIDENTIAL LOTS 6, 14, 15, 16, 17 AND 18. THE PURPOSES OF THIS DECLARATION ARE AS FOLLOWS: (A) TO ESTABLISH FOR THE MUTUAL BENEFIT AND ENJOYMENT OF THE OWNERS AND OCCUPANTS OF THE PROPERTY OR PORTIONS THEREOF,

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CERTAIN EASEMENTS FOR INGRESS AND EGRESS (THE "PEDESTRIAN COURT", "PRIVATE ALLEYWAYS", "COMMON WALKWAYS" AND "COMMON AREA"). (B) TO ESTABLISH FOR THE MUTUAL BENEFIT AND ENJOYMENT OF THE OWNERS AND OCCUPANTS OF THE RESIDENTIAL LOTS OR PORTIONS THEREOF, CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS RELATING TO THE RESIDENTIAL LOTS, IN ORDER TO PROMOTE, PRESERVE AND ENHANCE THE VALUE, DURABILITY AND USE OF THE RESIDENTIAL LOTS AND THE IMPROVEMENTS CONSTRUCTED THEREON. ASSESSMENTS SHALL BE A CHARGE AND CONTINUING LIEN UPON THE OWNER AND PAYABLE TO THE HOMEOWNERS ASSOCIATION, CONTAINED IN THE DOCUMENT RECORDED JANUARY 15, 2002 AS DOCUMENT NO. 0020061321.

FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE LINCOLN PARK COMMONS HOMEOWNERS ASSOCIATION RECORDED MARCH 25, 2005 AS DOCUMENT 0508434021.

SECOND AMENDMENT RECORDED MARCH 25, 2005 AS DOCUMENT 0508434022.

THIRD AMENDMENT RECORDED SEPTEMBER 29, 2005 AS DOCUMENT 0527227129.

6. THE DECLARANT, LIMITS, LLC, RESERVES THE RIGHT FOR IT SELF, ITS SUCCESSORS OR ASSIGNS, THEIR OFFICERS AGENTS, CONTRACTORS AND EMPLOYEES AND PROSPECTIVE PURCHASERS AND TENANTS, TO PLACE AND MAINTAIN ON ANY AREA OF THE PROPERTY, CONSTRUCTION TRAILERS, SALES OFFICES, FENCING, FLAG POLES, ADVERTISING SIGNS, BANNERS AND LIGHTING IN CONNECTION THEREWITH AND OTHER PROMOTIONAL FACILITIES FOR CONSTRUCTION, SALES AND LEASING PURPOSES, AND ALL RIGHTS CONTAINED IN THE DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS FOR THE LINCOLN PARK COMMONS HOMEOWNERS ASSOCIATION, RECORDED JANUARY 15, 2002 AS DOCUMENT NO. 0020061321.
7. DECLARATION OF RESTRICTIVE COVENANT, BY LIMITS, L.L.C., (DECLARANT), RELATING TO THE INTENDED USE, DECLARANT INTENDS TO EFFECTUATE A ZONING CONTAINED IN THE DOCUMENT RECORDED JANUARY 15, 2002 AS DOCUMENT NO. 0020061321, AND AMENDMENTS THERETO, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
8. COVENANT RECORDED SEPTEMBER 30, 2002 AS DOCUMENT 0021071973, LIMITS, LLC DOES HEREBY COVENANT AND AGREE FOR ITSELF, ALL OTHER OWNERS, THEIR SUCCESSORS AND ASSIGNS THAT THE MAINTENANCE AND REPAIR OF THE COMMON SEWER LINES LOCATED ANYWHERE ON THE PROPERTY FROM THE POINT OF CONNECTION TO THE SEWER MAINS IN THE PUBLIC STREETS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE 81 CONDOMINIUM UNITS, 13 SINGLE FAMILY HOMES, 60 APARTMENT UNITS AND VARIOUS RETAIL SPACE TO BE CONSTRUCTED ON THE PROPERTY AS APPROVED BY THE CITY OF CHICAGO.

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9. EASEMENT USE AND MAINTENANCE AGREEMENT DATED JULY 29, 2002 AND RECORDED AUGUST 20, 2002 AS DOCUMENT 0020914218, RELATING TO A RECIPROCAL NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER AND UPON OUTLOT 2 IN LINCOLN PARK CLUB SUBDIVISION BEING A RESUBDIVISION OF VARIOUS LOTS, PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN VARIOUS SUBDIVISIONS IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BY AND AMONG LIMITS, L.L.C., ESTATE HOMES OF LINCOLN PARK COMMONS, LLC, P & A PROPERTIES, L.L.C. AND LASALLE BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF RAVENSWOOD, AN ILLINOIS BANKING CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 16, 1974 AND KNOWN AS TRUST NUMBER 1237, AND ALL TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.