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THIS DOCUMENT WAS PREPARED BY:

Shawn K. Ronda
MUCH SHELIST
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606.1615



Doc#: 1219333014 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/11/2012 09:26 AM Pg: 1 of 6

AFTER RECORDING RETURN TO:

Neal M. Ross
Neal M. Ross & Associates
670 N. Clark St., Suite 300-W
Chicago, Illinois 60601

orders use only.

SEND ALL FUTURE TAX BILLS TO THE GRANTEE AT THE ADDRESS SET FORTH BELOW:

Bernard & Jane Sahlins
270 E. Pearson Street, Unit 1203
Chicago, Illinois 60611

ASSIGNMENT AND SPECIAL WARRANTY DEED

THIS ASSIGNMENT AND SPECIAL WARRANTY DEED ("Assignment and Deed") is made as of the 26 day of June, 2012, between MARK T. WIGHT, as trustee of the Mark T. Wight Revocable Trust dated June 29, 2004 ("Grantor") whose address is 2500 North Frontage Road, Darien, Illinois 60561, and BERNARD SAHLINS and JANE SAHLINS, husband and wife (collectively, "Grantee"), whose address is 1525 North Dearborn Parkway., Chicago, Illinois 60610.

*AS TENANTS by the ENTIRETY
** NECHOLL

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does ASSIGN, GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee and its successors and assigns, FOREVER, all of Grantor's right, title and interest in and to the various estates described in Exhibit A attached hereto and made a part hereof (collectively, the "Premises").

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described Premises, the rights and easements for the benefit of the property set forth in that certain Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for The Belvedere Building, located at 270 E. Pearson Street, Chicago, Illinois 60611 (collectively, the "Declaration").

This Assignment and Deed is subject to all rights, easements, covenants, conditions,

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restrictions and reservations contained in said Declaration, the same as though the provisions of the Declaration were recited and stipulated at length herein.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described Premises;

TO HAVE AND TO HOLD the said Premises, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND** the Premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (1) current, non-delinquent real estate taxes which are not yet due and payable as the date hereof and real estate taxes for subsequent years; (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments; (3) the terms and provisions of the Declaration; (4) the terms and provisions of that certain Ground Lease dated July 31, 2000, between Northwestern University as lessor, and 270 East Pearson, L.L.C., as lessee, recorded on August 2, 2000, as Document No. 00584667, and re-recorded on August 11, 2000, as Document No. 00614549, as amended by that certain Second Amendment to Ground Lease recorded on May 20, 2003 as Document No. 0414131096, including any further amendments thereto or assignments or subleases thereof (herein collectively the "Belvedere Ground Lease"); (5) public, private and utility easements, including without limitation: (a) any easements established by, or implied from, the Declaration, and/or (b) that certain Declaration of Covenants, Conditions, Restrictions and Easements dated as of May 20, 2004, and recorded on May 20, 2004, as Document No. 0414131098 and any amendments thereto, and/or (c) that certain Declaration of Covenants, Conditions, Restrictions and Easements dated as of June 25, 2003, and recorded on June 27, 2003, as Document No. 0317834092 and any amendments thereto, relating to the property located at 250 East Pearson, and/or (d) that certain Declaration of Covenants, Conditions, Restrictions and Easements dated as of September 5, 2003, and recorded on September 11, 2003, as Document No. 03254322159 and any amendments thereto, relating to the property located at 840 North Lake Shore Drive; and/or (e) that certain Reciprocal Easement Agreement dated as of May 20, 2004, and recorded on May 20, 2004, as Document No. 0414131099 and any amendments thereto, relating to the property located at 850 North Lake Shore Drive; (6) covenants, conditions, and restrictions of record; (7) applicable zoning and building laws, ordinances, and restrictions; (8) roads and highways, if any; (9) limitations and conditions imposed by the Illinois Condominium Property Act, as amended from time to time; (10) encroachments, if any, which do not materially, adversely impair the use and enjoyment of the Premises as residence; (11) installments due after the date hereof for assessments established pursuant to the Declaration; (12) matters over which Chicago Title Company has insured over in its owner's policy issued to Grantee; (13) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (14) Grantee's mortgage, if any; (15) leases, licenses and

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management agreements affecting the Common Elements (as defined in the Declaration); and (16) the terms and provisions of the Unit Sublease being conveyed hereby, which is described in Exhibit A attached hereto.

(SIGNATURE PAGE TO FOLLOW)

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the Grantor has executed this Assignment and Special Warranty Deed as of the day and year first above written.

Mark T. Wight, as trustee of the Mark T. Wight Revocable Trust dated June 29, 2004

By: _____

Mark T. Wight

STATE OF Illinois)
COUNTY OF Cook) SS.

The undersigned, a Notary Public in and for the said County, in the State aforesaid, **DOES HEREBY CERTIFY** that **MARK T. WIGHT**, who 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 acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said revocable trust on behalf of said revocable trust, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26 day of June, 2012.

Lisa M. Briscoe
Notary Public

My Commission Expires:

OFFICIAL SEAL
LISA M BRISCOE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/10/13

REAL ESTATE TRANSFER 07/05/2012



CHICAGO: \$12,712.50
CTA: \$5,085.00
TOTAL: \$17,797.50

17-03-228-034-4034 | 20120601604406 | LQEG8J

REAL ESTATE TRANSFER 07/05/2012



COOK \$847.50
ILLINOIS: \$1,695.00
TOTAL: \$2,542.50

17-03-228-034-4034 | 20120601604406 | KDX9MW

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STREET ADDRESS: 270 E. PEARSON ST

UNIT 1203 & P92

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-03-228-034-4034

ZIP 60611

17-03-228-035-4092

LEGAL DESCRIPTION:

PARCEL 1: UNIT 1203 IN THE BELVEDERE CONDOMINIUMS (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 270 EAST PEARSON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF JUNE 31, 2000, WHICH LEASE WAS RECORDED AUGUST 2, 2000 AS DOCUMENT 000584667, AND RE-RECORDED AUGUST 11, 2000 AS DOCUMENT NUMBER 00614549, AND AS AMENDED BY AMENDMENT TO GROUND LEASE RECORDED MARCH 2, 2001 AS DOCUMENT NUMBER 0010169900 AND SECOND AMENDMENT TO GROUND LEASE RECORDED MAY 20, 2004 AS DOCUMENT NUMBER 0414131096 AND BY UNIT SUBLEASE RECORDED MAY 21, 2004 AS DOCUMENT NUMBER 0414242184 WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 99 YEARS COMMENCING JULY 31, 2000 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 2 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414131100, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S34, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

PARCEL 3: UNIT P92 IN THE 270 EAST PEARSON GARAGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 270 EAST PEARSON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF MAY 20, 2004 WHICH LEASE WAS RECORDED MAY 20, 2004 AS DOCUMENT 0414131097 AS AND BY UNIT SUBLEASE RECORDED MAY 21, 2004 AS DOCUMENT NUMBER 0414242284 WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 95 YEARS COMMENCING MAY 2004 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 3 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414131101, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, 2 AND 3 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS,

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CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0414131098.

PARCEL 5: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 3 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0317834091.

PINS : 17-03-228-034-4034
17-03-228-035-4092

270 East Pearson - Unit 1203
Unit P92
Chicago, Illinois 60611