



Doc#: 1225642118 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/12/2012 11:33 AM Pg: 1 of 4

**SPECIAL WARRANTY DEED**

**THE GRANTOR,**  
WINTHROP CLUB AT BLETCHLEY  
PARK LLC, a limited liability company  
created and existing under and by virtue of  
the laws of the State of Illinois and duly  
authorized to transact business in the State  
of Illinois, for and in consideration of the  
sum of (\$10.00) Ten and 00/100 Dollars,  
and other valuable consideration in hand  
paid, **GRANTS, BARGAINS AND SELLS**  
to

Mark Johnstone and Julie Johnstone,  
husband and wife, not as Joint Tenants or Tenants  
in Common, but as Tenants by the Entirety  
23 Montclair Ave, Airmont, NY 10952

the following described real estate and related improvements situated in the County of Cook in the State of Illinois (collectively, the  
"Real Estate"), to wit:

See Exhibit "A" attached hereto and made a part hereof.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights 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  
of Easements, Restrictions, Covenants and By-Laws for the Winthrop Club Condominium Association (the "Declaration"), 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 provision of said Declaration were recited and stipulated at length herein.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion  
and reversions, remainder and 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 Real Estate, with the hereditaments and appurtenances: **TO HAVE  
AND TO HOLD** the Real Estate as above described, with the appurtenances, unto Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and  
assigns, that during the period that Grantor has owned title to the Real Estate, it has not done or suffered to be done anything whereby the  
Real Estate hereby granted are, or may be, in any manner encumbered or charged, except for those items listed on Exhibit "A" attached  
hereto (the "Permitted Exceptions"); and that, subject to the Permitted Exceptions, the Grantor will warrant and forever defend the Real  
Estate.

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 15<sup>th</sup> day of August, 2012.

WINTHROP CLUB AT BLETCHLEY PARK LLC an Illinois limited  
liability company

By: Related Winthrop LLC, a Delaware limited liability company, its  
authorized agent

By: LR Development Company LLC, a Delaware limited liability  
company d/b/a Related Midwest LLC, its sole member

Signed:   
Name: Jacob M. Guon  
Its: Vice President

**MAIL TO:**

Debra Lester, Esq.  
(Name)  
516 Anita St  
(Address)  
Des Plaines, IL 60016  
(City, State and Zip)

**SUBSEQUENT TAX BILLS TO:**

Mark Johnstone and Julie Johnstone  
1570 Elmwood Ave., Unit 1006, Evanston, IL 60201  
(Address, City, State and Zip)

SPS  
SC  
INT

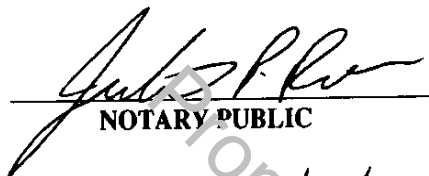
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# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jacalyn M. Guon, acting in the capacity as Vice President of LR DEVELOPMENT COMPANY LLC d/b/a Related Midwest LLC, as sole member of RELATED WINTHROP LLC, authorized agent of WINTHROP CLUB AT BLETCHLEY PARK LLC, 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 severally acknowledged that she signed, sealed and delivered this instrument as her free and voluntary act, and as the free and voluntary act of said limited liability company, on behalf of said limited liability company, for the uses and purposes herein set forth.

Given under my hand and official seal, this 15th day of August, 2012.

  
NOTARY PUBLIC



Commission expires: 5/15/2013



This instrument was prepared by Howard Tennes, Esq., 350 W Hubbard Street, Suite 300, Chicago, Illinois 60654

**CITY OF EVANSTON 025895**

Real Estate Transfer Tax  
City Clerk's Office

PAID AUG 9 - 2012 AMOUNT \$ 7416.00

Agent 

REAL ESTATE TRANSFER		08/22/2012
	COOK	\$241.25
	ILLINOIS:	\$482.50
	TOTAL:	\$723.75

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## EXHIBIT "A"

### LEGAL DESCRIPTION OF PREMISES

#### PARCEL 1:

UNIT NUMBER UNIT 1006 AND PARKING SPACE G-426 AND G-427 IN THE WINTHROP CLUB CONDOMINIUMS, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED TRACT OF LAND:

#### SUB-PARCEL 1:

LOT 1 IN WHEELER'S SUBDIVISION OF THE SOUTH 250 FEET WEST OF RAILROAD OF BLOCK 63 IN EVANSTON, EXCEPT THAT PART OF SAID LOT BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT AND RUNNING THENCE WEST ON THE SOUTH LINE OF SAID LOT, 26.3 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF SAID LOT, 29.1 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT; THENCE EAST 29.1 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT, 55.4 FEET TO THE POINT OF BEGINNING, LYING IN THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

#### SUB-PARCEL 2:

LOT 2 (EXCEPT THAT PART THEREOF CONVEYED TO THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY BY WARRANTY DEED DATED FEBRUARY 2, 1906 AND RECORDED FEBRUARY 26, 1906 AS DOCUMENT 382472 IN BOOK 93 6 PAGE 490), IN WHEELERS SUBDIVISION OF THE SOUTH 250 FEET WEST OF RAILROAD IN BLOCK 63 (EXCEPT THAT PART TAKEN FOR ELMWOOD AVENUE) IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### SUB-PARCEL 3:

THE NORTH 23 FEET 8 INCHES (23.67 FEET) OF LOT 1 IN PLAT OF CONSOLIDATION OF PART OF BLOCK 63 IN THE CITY OF EVANSTON IN THE EAST ½ OF THE SW ¼ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1981 AS DOCUMENT NUMBER 25888318.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0919734081, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-28, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE AFORESAID DECLARATION OF CONDOMINIUM.

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

This deed also is subject to:

1. current, non-delinquent real estate taxes 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 and any amendments thereto;

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4. the terms and provisions of the Reciprocal Easement Agreement and any amendments thereto;
5. public, private and utility easements, including any easements established by, or implied from, the Declaration and any amendments thereto and/or the Easement Agreements and any amendments thereto;
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 Act;
10. encroachments, if any, which do not materially, adversely impair the use and enjoyment of the Condominium as a residence or the Parking Unit(s), if any, as a Parking Unit for one passenger vehicle;
11. installments due after the date of the Closing for assessments established pursuant to the Declaration;
12. title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of the Closing and which Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed;
13. matters over which the Title Company is willing to insure;
14. acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
15. Purchaser's mortgage, if any; and
16. leases, licenses and management agreements affecting the Parking Unit(s), if any, and/or the Common Elements.

Property Address: 1570 Elmwood Avenue, Unit 1006, Evanston, Illinois 60201

Permanent Index Number(s): 11-18-310-029-1056  
11-18-310-029-1254  
11-18-310-029-1255