



Doc#: 1225642139 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/12/2012 01:57 PM 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

Jeffrey Ellis and Edward Stephen Ellis,
not as Tenants in Common, but as Joint Tenants with the right of survivorship
900 Peachtree Battle Circle, Atlanta, GA 30327

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 thereunto 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 31st 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: Jacquelyn M. Guon
Its: Vice President

MAIL TO:

Gregory B. Sultan, Esq.
(Name)
1601 Sherman Ave Ste 200
(Address)
Evanston, IL 60201-5044
(City, State and Zip)

SUBSEQUENT TAX BILLS TO:

Jeffrey Ellis and Edward Stephen Ellis
1570 Elmwood Ave., Unit 704, Evanston, IL 60201
(Address, City, State and Zip)

S X
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INT

BOX 333-CT

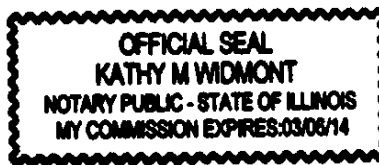
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STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jacalyn M. Guon, acting in the capacity as Vice President of LR DEVELOPMENT COMPANY LLC d/b/a Related Midwest 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 31st day of August, 2012.

Kathy M Widmont
NOTARY PUBLIC



Commission expires: 3/6/14

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

CITY OF EVANSTON 025949
Real Estate Transfer Tax
City Clerk's Office

PAID AUG 27 2012 AMOUNT \$1,845.00

Agent (Signature)

REAL ESTATE TRANSFER	09/01/2012
COOK	\$184.50
ILLINOIS:	\$369.00
TOTAL:	\$553.50



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EXHIBIT "A"

LEGAL DESCRIPTION OF PREMISES

PARCEL 1:

UNIT NUMBER UNIT 704 AND PARKING SPACE G-215 AND G-216 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 WARRANT DEED DATED FEBRUARY 2, 1906 AND RECORDED FEBRUARY 26, 1906 AS DOCUMENT 382472 IN BOOK 9336 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-92, 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 704, Evanston, Illinois 60201

Permanent Index Number(s): 11-18-310-029-1021
11-18-310-029-1117
11-18-310-029-1118