

# UNOFFICIAL COPY



Doc#: 1226449020 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/20/2012 01:52 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED -

THIS INDENTURE made this 14<sup>th</sup> day of September 2012,, between ONE PLACE CONDOMINIUM LLC, an Illinois limited liability company, 1319 South State Street, Suite B, Chicago, Illinois 60605, party of the first part, and **Yasmeen Bano, a single person,** party of the second part, WITNESSETH, that the part of the first part, ONE PLACE CONDOMINIUM LLC, an Illinois limited liability company, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his, heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit:

See Exhibit "A" attached hereto for legal description

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 party of the first part, either in law or equity, of, in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described below, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Subject to the matters set forth on Exhibit "B" attached hereto.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, [his, her, their] heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, it WILL WARRANT AND DEFEND, subject to the matters set forth on Exhibit "B" attached hereto.

Permanent Real Estate Index Number(s): 17-15-304-060 1047

Address(es) of Real Estate: Unit 703 at 1 East 8<sup>th</sup> Street, Chicago, Illinois 60605

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its, the day and year first above written.

ONE PLACE CONDOMINIUM LLC, an Illinois limited liability company

By: Wayne Chelton  
Its: Manager

Handwritten initials and signatures: Y, K, Y, etc.

Freedom Title Company  
2260 Hicks Road  
Suite 415  
Rolling Meadows, IL 60011

Handwritten numbers: 138, 67/10538



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## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1: **UNIT 703** IN THE ONE PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO 0824931090, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 15, 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 AS DEFINED AND SET FORTH IN THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED AS DOCUMENT NO. 0624118065, AMENDED BY DOCUMENT NO. 0701222056, INSPECTION EASEMENT RECORDED AS DOCUMENT NO. 0711649067, DECLARATION OF CONSTRUCTION AND ACCESS EASEMENTS, COVENANTS AND CONDITIONS RECORDED AS DOCUMENT NO. 0724149034, AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 0824931089, IN COOK COUNTY, ILLINOIS.

**Unit 703      PIN 17 15 304 060 1047**

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## EXHIBIT "B"

- (a) Current non-delinquent real estate taxes and taxes for subsequent years;
- (b) Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- (c) the Illinois Condominium Property Act ;
- (d) The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws, the Declaration of Covenants, Conditions, Restrictions and Easements and other Project Documents including all amendments and exhibits thereto;
- (e) Public, private and utility easements,
- (f) Covenants, conditions and restrictions of record;
- (g) Applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (h) Roads and highways, if any;
- (i) Leases and licenses affecting the Common Elements;
- (j) Matters over which the Title Insurer is willing to insure;
- (k) Acts done or suffered by the Purchaser;
- (l) Purchaser's mortgage;.