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Doc#: 1229655070 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/22/2012 11:20 AM Pg: 1 of 5

SPECIAL

WARRANTY DEED

ILLINOIS

THE GRANTOR, **6 NM Development Inc.**, an Illinois corporation, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten (\$10.00) and No/100 Dollars, and other good and valuable Consideration in hand paid, CONVEYS AND SPECIALLY WARRANTS TO:

HARRY SANGERMAN AND LYNN GILFILLAN ("Grantee) of Chicago, Illinois, as tenants by the entirety/~~joint tenants with right of survivorship~~ and not as tenant in common/tenants in common (*strike whichever is inapplicable*), the following described real estate situated in the County of Cook in the State of Illinois ("Property"), to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-10-312-017-1037 unit, 17-10-312-017-1137 and 17-10-312-017-1139. Address of real Estate: 6 N Michigan Avenue, Unit (s) 1803, PL-17 & PL-19 in Chicago, Illinois 60602

Together with all and singular the hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion(s), remainder(s), rents, issues and profit, thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND HOLD the said premises as above described, with appurtenances, unto the Grantee, their heirs and assigns forever.

SUBJECT to the Declaration of Easement and Covenants by Grantor recorded October 23, 2008 as document number 0829718124, which is incorporated herein by reference thereto, Grantor grants to the Grantee(s), their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements granted by said declaration for the benefit of the owners of the parcel of realty herein described. Grantor reserves for itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said declaration, the easements thereby created by for the benefit of said remaining parcels described in said declaration and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyance and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves and their heirs, successors, and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

GRANTOR also hereby grants to the GRANTEES, their heirs and assigns, as right 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 Easements, Restrictions and Covenants For Six North Condominium recorded as document number 0829718125 on October 23, 2008

Handwritten notes: 11/1/12, 6713983

Freedom Title Corporation
2260 Hicks Road
Suite 415
Rolling Meadows IL 60008

Handwritten signatures and initials: YS, SK, etc.

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Property of Cook County Clerk's Office

City of Chicago
Dept. of Finance
630185



Real Estate
Transfer
Stamp
\$13,650.00
Baton 6 488 730

COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 15. 12
REVENUE STAMP



REAL ESTATE
TRANSFER TAX
0065000
FP 103042
000001757

STATE OF ILLINOIS
OCT. 15. 12
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



REAL ESTATE
TRANSFER TAX
0130000
FP 103037
000001757

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in the Office of the Recorder of Deed for Cook County Illinois, as amended from time to time (The "Declaration").

And the Grantor reserves for itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein. The deed is subject to all rights, easements, covenants, conditions, restrictions, and reservations contained in the Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and his/her/their heirs and assigns, that: (i) it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as set forth below or as stated in Exhibit B attached hereto; and (ii) it will warrant and defend said real estate hereby granted against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other, subject to the exceptions herein.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described therein, the rights and Easements for the benefit of said unit set forth in the declaration of Condominium, and grantor reserves to itself, its successors and assigns, the Rights and easements set forth in said declaration for the benefit of the Remaining land described therein. This deed is subject to all rights, easements, covenants, restrictions and Reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Dated: September 28, 2012

6 NM DEVELOPMENT, INC., an Illinois Corporation

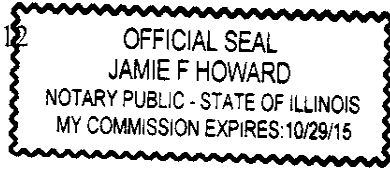
By: Randy King, Treasurer
Its: Authorized Officer

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Randy King, Treasurer of 6 NM Development, Inc., ("Corporation"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal on 9/28, 2012

Jamie Howard Notary Public
My Commission Expires: _____



This instrument was prepared by: Adam C. Tullier, 10 South LaSalle, Suit 3400, Chicago, IL. 60603
MAIL TO: HARRY SANGERMAN 6 N. Michigan Avenue, unit 1803 Chicago, IL 60602
SEND SUBSEQUENT TAX BILLS TO: HARRY SANGERMAN 6 N. Michigan Avenue, Unit 1803 Chicago, IL 60602

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EXHIBIT A TO DEED OF CONVEYANCE
FROM 6 NM DEVELOPMENT INC.
TO
HARRY SANGERMAN AND LYNN GILFILLAN

PARCEL 1: **UNIT 1803, PL-17 & PL-19** IN THE SIX NORTH MICHIGAN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED ON OCTOBER 23, 2008 AS DOCUMENT NO. 0829718125, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 10, 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 FOR INGRESS AND EGRESS AS DEFINED AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS RECORDED ON OCTOBER 23, 2008 AS DOCUMENT NO. 0829718124.

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EXHIBIT B TO DEED OF CONVEYANCE PERMITTED ENCUMBRANCES

- (1) General real estate taxes not due and payable at the time of closing;
- (2) The provisions of the Illinois Condominium Property Act;
- (3) The plat of survey and the declaration of condominium ("declaration") for Six North Michigan Condominium ("condominium"), including all amendments and exhibits thereto;
- (4) Applicable zoning, planned development, special service area and building laws and ordinances;
- (5) Encroachments, if any, which do not materially adversely affect the use of the property as a residential/parking condominium unit;
- (6) Leases and licenses affecting the common elements of the condominium;
- (7) Easements, agreements, conditions, covenants, and restrictions of record, which do not materially adversely affect the use of the property as a residential/parking condominium unit;
- (8) The declaration of covenants, conditions, restrictions and easements for Six North Michigan Condominium, affecting the condominium and other portions of the building in which the condominium is located, including all amendments and exhibits thereto;
- (9) Any construction easement agreement including all amendments and exhibits thereto;
- (10) Acts done or suffered by grantee or anyone claiming by, through or under grantee;
- (11) Liens and other matters of title over which freedom title corporation or another title insurance company selected by grantor is willing to insure at grantor's expense.