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SPECIAL WARRANTY DEED

Grantor, **Sommerpine Books LLC**, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY to **Douglas E. Phillips as Trustee of the Douglas E. Phillips Declaration of Trust created under a trust agreement dated September 20, 1994, and as thereafter amended** ("Grantee"), the following described property situated in the County of Cook, in the State of Illinois, to wit ("Property"):



Doc#: 1233333117 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/28/2012 01:21 PM Pg: 1 of 5

See Legal Description attached hereto as Exhibit A

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, 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 Property

And Grantor, for itself and its successors, does covenant, promise and agree with Grantee and its successors, that Grantor has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein set forth in **Exhibit B** attached hereto; and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim same, by, through or under it, subject only to the exceptions set forth in **Exhibit B** attached hereto.

DATED this 16th day of November, 2012.

Sommerpine Books, LLC


James N. Pritzker, Manager

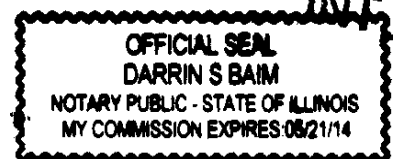
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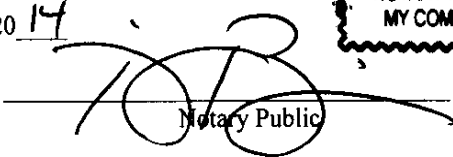
State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James N. Pritzker, personally known to me to be the Manager of Sommerpine Books LLC, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such person signed, sealed and delivered said instrument as such person's free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

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Given under my hand and official seal this 16th day of November, 2012.

Commission expires 5/21, 2014




Notary Public

Box 400-CTCC

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This instrument was prepared by:

Richard M. Wallace, Esq.
Golan & Christie LLP
70 West Madison Street, Suite 1500
Chicago, Illinois 60602



Send this instrument after recording to:

WILLIAM H. ROSEN, ESA
33 N. DEARBORN STREET, SUITE 2220
CHICAGO, IL 60602


Send subsequent tax bills to:

DOUGLAS E. PHILLIPS, TRUSTEE
453 N. CLINTON STREET
CHICAGO, IL 60654

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER		11/16/2012
	COOK	\$130.00
	ILLINOIS	\$260.00
	TOTAL	\$390.00

17-16-407-021-1086 | 20121101602587 | 7QVP6G

REAL ESTATE TRANSFER		11/16/2012
	CHICAGO:	\$1,950.00
	CTA:	\$780.00
	TOTAL:	\$2,730.00

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EXHIBIT A **LEGAL DESCRIPTION**

UNIT 715 IN THE PRINTER'S ROW CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 3, 4, 9, 10, 15, AND 16 (EXCEPT FROM SAID LOTS THAT PART TAKEN AND USED FOR DEARBORN STREET AND PLYMOUTH COURT) IN WALLACE AND OTHER'S SUBDIVISION OF BLOCK 135 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25396708, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMON ADDRESS: 715 S. Dearborn
Chicago, Illinois 60605

PERMANENT INDEX NUMBER: 17-16-407-021-1086

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EXHIBIT B PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES WITH RESPECT TO THE PROPERTY WHICH ARE NOT YET DUE AND OWING.
2. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 19, 1980 AS DOCUMENT 25396708, AS AMENDED FROM TIME TO TIME.

(B) LIMITATIONS AND CONDITIONS IMPOSED BY THE 'CONDOMINIUM PROPERTY ACT.
3. AGREEMENT MADE BY MICHAEL A. DONAHUE, AND OTHERS, WITH HORACE B. TAYLOR, AND OTHERS, DATED JUNE 5, 1895 AND RECORDED DECEMBER 4, 1895 AS DOCUMENT 2316224 FOR A PARTY WALL BETWEEN LOTS 15 AND 16 IN SAID BLOCK 135.
4. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR PLYMOUTH COURT OR DEARBORN STREET.
5. PARTY WALL RIGHTS AS CONTAINED IN AGREEMENT RECORDED FEBRUARY 16, 1868 AS DOCUMENT 923337 BY MICHAEL A. DONAHUE WITH M. A. DONAHUE AND W. P. HENNEBERRY, PARTNERS UNDER THE FIRM NAME OF DONAHUE AND HENNEBERRY, RELATING TO PARTY WALL BETWEEN LOT 48 IN BLOCK 136 AND LOT 3 IN BLOCK 135, BOTH IN SAID SCHOOLSECTION ADDITION.
6. ENCROACHMENTS OF THE 8-STORY BRICK BUILDING LOCATED MAINLY ON THE LAND OVER ONTO THE PUBLIC WAY TO THE EAST BY 0.35 OF A FOOT; OVER ONTO THE PUBLIC WAY TO THE WEST BY 2.90 FEET AND OVER ONTO THE LAND TO THE NORTH BY 0.27 OF A FOOT AS SHOWN ON THE SURVEY ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25396708.
7. ENCROACHMENT OF THE 10-STORY BRICK BUILDING LOCATED MAINLY ON THE LAND OVER ONTO THE PUBLIC WAY TO THE WEST BY 0.10 OF A FOOT AS SHOWN ON THE SURVEY ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25396708.
8. ENCROACHMENT OF THE BASEMENT LEVEL OF THE 8-STORY AND THE 10-STORY BUILDINGS LOCATED MAINLY ON THE LAND UNDER THE PUBLIC WAY TO THE EAST BY 14.00 FEET AND UNDER THE PUBLIC WAY TO THE

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WEST BY 16.00 FEET AS SHOWN ON THE SURVEY ATTACHED AS EXHIBIT A TO THE DECLARATION RECORDED AS DOCUMENT 25396708.

9. PROCEEDING PENDING IN CIRCUIT COURT AS CASE NUMBER 11M1402469 FILED SEPTEMBER 15, 2011 BY CITY OF CHICAGO AGAINST PRINTER'S ROW CONDOMINIUM ASSOCIATION FOR BUILDING VIOLATION, RECEIVER AND DEMOLITION.

Property of Cook County Clerk's Office