Doc#: 1301549014 Fee: \$46.00 Karen A. Yarbrough RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/15/2013 11:30 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 head paid, CONVEYS AND SPECIALLY WARRANT'S TO:

John M. Hunter & Debra S. Hunter ("Grantee) of Chicago, Illinois, as tenants by the entirety, the following described real estate saturated 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): 17-10-312-017-1048 unit, 17-10-312-017-1198 and 17-10-312-017-1201. Address of real Estate: 6 N Michigan Avenue, Unit (s) 1804, P3-28 & P3-31 in Chicago, Illinois 60602

Together with all and singular the hereditaments and appurturances, thereunto belonging, or in anywise appertaining, and the reversion(s), remainder(s), rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, in and to the above O described premises, with the hereditaments and appurtenances; TO FAVE 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 recorde? October 23, 2008 as document number 0829718124, which is incorporated herein by reference therete, 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 realt, herein described. Grantor reserves for itself, it 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 ease nexts 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 in the Office of the Recorder of Deed for Cook County Illinois, as amended from time to time (The "Declaration").

635492

4,:4,2013 11.00

Stamp \$10,920.00

Real Estate

Transfer

Special Warranty Deed 6 NM Development- Unit 1804

Hr.30193

City of Chisago Dept of Finance

Batch 5.781,432

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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 he eby 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 Condonninium, 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 1ghts, easements, covenants, restrictions and Reservations contained in said

declaration the same as though the p	provisions of said declaration were recited	d and stipulated at length
herein.	Ç q	
Dated: Sleemly If	221	,
Dated: Authority Sol	101a.	1 1
	Office and the second s	va vilit
	6 NM DEVELOPMENT,	NC., an Ulinois
	Corporation	// // /
		1/11
	By:	C/L
	Les Authorized Off	icer //
STATE OF ILLINOIS)		
) SS		
COUNTY OF COOK)	()	
	111: 1: 1 6: 41: 11 6: 21	. the State of ofenerald DO
HEREBY CERTIFY that Moint	y public in and for the said County, is bulled the fresh	of 6 NM
Declarate La ("Compation") margaretty through to me to be the	
), personally known to me to be the ment as such officer, appeared before	
	d and delivered the said instrument as h	
•	poration, for the uses and purposes therei	ii set ioitii.
CIVEN under my hand and notorial	seal on Deemle 28, 2012	OFF CIAL SEAL
GIVEN under my hand and notarial	scal on 70 sca 1134 5 , 2012	JAMIE F HOWARD
(May Durns	Notary Public	NOTARY PUBLIC - STATE OF ILLINOIS
My Commission Expires:	Notary I done	MY COMMISSION EXPIRES:10/29/15
wy Commission Expires.	44.44	
This instrument was prepared by: A	dam C. Tullier, 10 South LaSalle, Suit 3	400, Chicago, IL, 60603
MAIL TO:	SEND SUBSEQUENT TA	X BILLS TO:
John Hunter	John Hunter	

6 N. Michigan Avenue, unit 1804

6 N. Michigan Avenue, Unit 1804

Chicago, IL 60602

Chicago, IL 60602

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EXHIBIT A TO DEED OF CONVEYANCE FROM 6 NM DEVELOPMENT INC.
TO

John M. Hunter & Debra S. Hunter

PARCEL 1: UNIT 1804 and Parking Units P3-28 and P3-31 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

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

