



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 hand paid, CONVEYS AND
SPECIALLY WARRANTS TO:

John M. Hunter & Debra S. Hunter ("Grantee) of Chicago, Illinois, as tenants by the entirety, 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): 17-10-312-017-1048 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 appurtenances, 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
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
in the Office of the Recorder of Deed for Cook County Illinois, as amended from time to time (The
"Declaration").

6714066

FREEDOM TITLE CORP.


City of Chicago
Dept. of Finance
635492




Real Estate
Transfer
Stamp

\$10,920.00

UNOFFICIAL COPY

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY ERA

 JAN. 11. 13
 REVENUE STAMP

0000012834
 REAL ESTATE
 TRANSFER TAX
 0052000
 FP 103042

STATE OF ILLINOIS
 STATE TAX

 JAN. 11. 13
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000012975
 REAL ESTATE
 TRANSFER TAX
 0104000
 FP 103037

Property of Cook County Clerk's Office

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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

- (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.