

# UNOFFICIAL COPY

This Instrument Prepared by:  
Sara Martens, Esq.  
401 N. Wabash Avenue  
Chicago, Illinois 60611

After Recording Return to:  
Judy Deangelis  
767 Walton Lane  
Grayslake, IL 60030

Send Subsequent Tax Bills to:  
Manju Gupta  
1601 Midwest Club Parkway  
Oakbrook, IL 60523



Doc#: 1307133006 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/12/2013 08:37 AM Pg: 1 of 5

*Recorder's use only.*

## SPECIAL WARRANTY DEED

This Indenture is made as of Monday, February 25, 2013, between **401 NORTH WABASH VENTURE LLC**, a Delaware limited liability company ("Grantor"), whose address is c/o The Trump Corporation, 725 Fifth Avenue New York, New York 10022, and Manju Gupta ("Grantee"), whose address is 1601 Midwest Club Fkwy Oakbrook, IL 60523;

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois

See Exhibit A attached hereto and made a part hereof.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

**TOGETHER WITH** all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection

Handwritten notes on the left margin: "8915857", "E-3", "10F1", "NO Abs"

Handwritten initials "JB" at the bottom left.

Handwritten note: "Box 334"

Handwritten notations on the right margin: "S y", "P 5", "S N", "SC y", "INT 145"

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therewith, 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 above described premises;

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, forever.

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

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IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

**401 NORTH WABASH VENTURE LLC, a  
Delaware limited liability company**

By: Sara Martens  
Name: Sara Martens  
Its: Secretary

STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Sara Martens, as Secretary of 401 NORTH WABASH VENTURE LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered the foregoing instrument as his/her own free and voluntary act and the free and voluntary act of such company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 25<sup>th</sup> day of February, 2013.

Katie Murlas  
Notary Public

My Commission Expires:

\_\_\_\_\_

<b>REAL ESTATE TRANSFER</b>	02/28/2013
<b>COOK</b>	\$532.50
<b>ILLINOIS:</b>	\$1,065.00
<b>TOTAL:</b>	\$1,597.50



17-10-135-038-1910 | 20130201604205 | QLK98A



<b>REAL ESTATE TRANSFER</b>	02/28/2013
<b>CHICAGO:</b>	\$7,987.50
<b>CTA:</b>	\$3,195.00
<b>TOTAL:</b>	\$11,182.50



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 61D IN THE RESIDENCES AT 401 NORTH WABASH AVENUE, A CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 1 IN TRUMP TOWER SUBDIVISION OF A TRACT OF LAND IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0821716050, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE 401 NORTH WABASH BUILDING RECORDED AS DOCUMENT NUMBER 0803015062, AS AMENDED BY SPECIAL AMENDMENT RECORDED AUGUST 4, 2008 AS DOCUMENT NUMBER 0821716049.

#### PARCEL 3:

A NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCELS 1 AND 2, AS GRANTED IN THAT CERTAIN ORDINANCE BY THE CITY OF CHICAGO APPROVED SEPTEMBER 1, 2004 AND RECORDED JANUARY 3, 2005 AS DOCUMENT NUMBER 0500319018 AS PUBLISHED IN JOURNAL PAGES 30411 TO 30458, BOTH INCLUSIVE, FOR THE IMPROVEMENT, USE AND MAINTENANCE OF PUBLIC WAY, TO IMPROVE, MAINTAIN, REPAIR, REPLACE, USE AND OCCUPY FOR PEDESTRIAN PURPOSES, AND NOT VEHICULAR PURPOSES, CERTAIN TRACTS OF LAND AS MORE PARTICULARLY DESCRIBED THEREIN.

#### PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF S6101, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0821716050.

Commonly known as Unit 61D (the "Purchased Unit"), 401 North Wabash Avenue, Chicago, Illinois 60611

PIN Nos. 17-10-135-038-1910

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## EXHIBIT B

### PERMITTED EXCEPTIONS

- (1) General real estate taxes not due and payable at the time of closing;
- (2) The Illinois Condominium Property Act;
- (3) The Condominium Declaration, including the Plat and all other amendments and exhibits thereto;
- (4) Applicable zoning and building laws and ordinances and other ordinances of record;
- (5) Encroachments, if any, which do not materially affect the use of the Purchased Unit as a condominium residence;
- (6) Leases and licenses affecting the Common Elements;
- (7) Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the Purchased Unit as a condominium residence;
- (8) The Declaration of Covenants, Conditions, Restrictions and Easements for 401 North Wabash Avenue, 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; and
- (11) Liens and other matters of title over which Chicago Title Insurance Company is willing to insure at Grantor's expense.