

UNOFFICIAL COPY

This Instrument Prepared by:
Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126



Doc#: 1307746126 Fee: \$42.00
RHP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/18/2013 03:58 PM Pg: 1 of 3

Return to and mail tax statements to:

Letreco LLC
111 W. Jackson, Ste 1158
Chicago, IL 60604

File #:

This space for recording information only

Property Tax ID#: 17-15-107-078-1415

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 28TH day of DECEMBER, 2012, BANK OF AMERICA, N.A., hereinafter called GRANTOR, grants to LETRECO LLC, whose address is 310 S. Michigan Ave. #1804, Chicago, IL 60604, hereinafter called GRANTEE.
111 W. Jackson, #1158

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$452,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz.:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

PIN: 17-15-107-078-1415

Property Address: 310 S. Michigan Ave. #1804, Chicago, IL 60604

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

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The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

And the Grantor hereby covenants with said GRANTEE that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

BANK OF AMERICA, N.A.

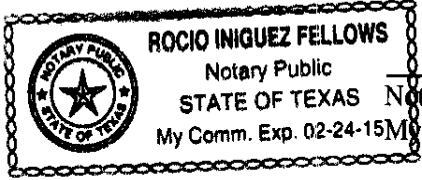
By: [Signature]

Its: ANIBAL RIVERA, A /P

STATE OF TEXAS

COUNTY OF COLLIN

The foregoing instrument was hereby acknowledged before me this 28 day of DECEMBER, 2012, by ANIBAL RIVERA, Its: AVP of BANK OF AMERICA, N.A., who is personally known to me and who has produced XX XX as identification, and who signed this instrument willingly.

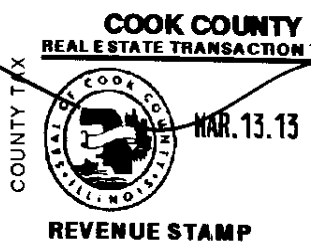


No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

City of Chicago
 Dept. of Finance
639149
 3/14/2013 9:46
 dr00155



Real Estate
 Transfer
 Stamp
\$4,746.00
 Batch 6 058,428



# 0000013596	REAL ESTATE TRANSFER TAX
	00226.00
	FP 103042

STATE TAX

STATE OF ILLINOIS
 MAR. 14. 13
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

# 0000013738	REAL ESTATE TRANSFER TAX
	00452.00
	FP 103037

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EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO-WIT:

PARCEL 1:

UNIT 1804, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S18-E, AND IMAGINATION ROOM 18C, LIMITED COMMON ELEMENT(S), AND PARKING SPACE UNIT P6-25/P6-26, ALL IN THE METROPOLITAN TOWER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE METROPOLITAN TOWER CONDOMINIUM, WHICH PLAT OF SURVEY DELINEATES PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF LOTS 1 THROUGH 5 AND THE NORTH-SOUTH 10-FOOT PRIVATE ALLEY IN THE SUPERIOR COURT PARTITION OF LOT 1 IN BLOCK 8 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (SUPERIOR COURT DECREE ENTERED APRIL 8, 1871) TOGETHER WITH LOTS 4 AND 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. AND IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PERPETUAL, RECIPROCAL EASEMENT BENEFITING PARCEL 1 FOR CAISSONS TO BE CENTERED ON THE DIVIDING LINE BETWEEN LOTS 4 AND 5 IN BLOCK 8 CREATED BY AGREEMENT DATED MAY 1, 1923 BETWEEN SIMON W. STRAUS AND CHICAGO TITLE AND TRUST COMPANY, TRUSTEE UNDER TRUST NUMBER 11227, RECORDED DECEMBER 26, 1924 AS DOCUMENT NUMBER 8718964.

PARCEL 3:

PERPETUAL EASEMENT BENEFITING PARCEL 1 CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED NOVEMBER 4, 1977 AS DOCUMENT NUMBER 24180486, TO USE OIL TANKS AND RELATED PIPING LINES AND CONDUITS LOCATED IN THE CNA BUILDINGS, AS THEREIN DEFINED, FOR THE PURPOSE OF THE STORAGE OF FUEL OIL AND FOR ENTRY UPON AND FOR INGRESS AND EGRESS FOR MEN, MATERIAL AND EQUIPMENT TO THE EXTENT REASONABLY NECESSARY IN THE PERFORMANCE OF OIL TANK MAINTENANCE, AS THEREIN DEFINED.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103077, OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY GRANTED, DEFINED AND DESCRIBED THEREIN.

THIS BEING THE SAME PROPERTY CONVEYED UNTO BANK OF AMERICA, N.A. BY DEED DATED 05/18/2012 AND RECORDED AS DOCUMENT NO. 1222244075, IN THE COOK COUNTY RECORDERS OFFICE.

PARCEL NO. 17-15-107-078-1415

899659 ----

ADDRESS : 310 S MICHIGAN AVE NO. 1804, CHICAGO, IL