



Doc#: 1308042008 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/21/2013 08:31 AM Pg: 1 of 4

THIS DOCUMENT WAS PREPARED BY:

Harold S. Dembo
MUCH SHELIST
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606.1615

AFTER RECORDING RETURN TO:

Arnold Newman
Newman Boyer & Statham
18400 Maple Creek Drive
Tinley Park, Illinois 60477

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**SEND ALL FUTURE TAX BILLS TO THE GRANTEE
AT THE ADDRESS SET FORTH BELOW:**

Jane Sneiderman Stokar Self Declaration
of Trust U/T/A dated January 11, 1989
270 E. Pearson Street, Unit 1003
Chicago, Illinois 60611

**ASSIGNMENT AND
SPECIAL WARRANTY DEED**

THIS ASSIGNMENT AND SPECIAL WARRANTY DEED ("Assignment and Deed") is made as of the 6 day of March, 2013, between MARK T. WIGHT, as Trustee of the Mark T. Wight Revocable Trust dated June 29, 2004 ("**Grantor**") whose address is 2500 North Frontage Road, Darien, Illinois 60561, and JANE SNEIDERMAN STOKAR SELF DECLARATION OF TRUST U/T/A DATED JANUARY 11, 1989 ("**Grantee**"), whose address is 270 E. Pearson, Unit 1003, Chicago, Illinois 60611.

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 ASSIGN, GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of Grantor's right, title and interest in and to the various estates described in Exhibit A attached hereto and made a part hereof (collectively, the "**Premises**").

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described Premises, the rights and easements for the benefit of the property set forth in that certain Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for The 270 East Pearson Garage Condominiums recorded on May 20, 2004, as Document No. 0414131101 as subsequently amended from time to time (the "**Declaration**").

Box 400-CTCC

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This Assignment and Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration, the same as though the provisions of the Declarations 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, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection 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: (1) current, non-delinquent real estate taxes which are not yet due and payable as the date hereof and real estate taxes for subsequent years; (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments; (3) the terms and provisions of the Declaration; (4) covenants, conditions and restrictions of record; (5) public and utility easements; (6) acts done by or suffered through Buyer.

(SIGNATURE PAGE TO FOLLOW)

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EXHIBIT "A" TO ASSIGNMENT AND SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

PARCEL 1: UNITS P40 AND P41 IN THE 270 EAST PEARSON GARAGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 270 EAST PEARSON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF MAY 20, 2004 WHICH LEASE WAS RECORDED MAY 20, 2004 AS DOCUMENT 0414131097 AS AND BY UNIT SUBLEASES RECORDED MAY 21, 2004 AS DOCUMENT NUMBERS 0414242232 AND 0414242233 WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 95 YEARS COMMENCING MAY 2004 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 3 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414131101, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.


PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0414131098.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0317834091.



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PROPERTY ADDRESS: 270 E. Pearson, P40 and P41, Chicago, Illinois 60611

PERMANENT TAX INDEX NUMBERS: 17-03-228-035-4040; 17-03-228-035-4041

REAL ESTATE TRANSFER	03/08/2013
 CHICAGO:	\$375.00
CTA:	\$150.00
TOTAL:	\$525.00

17-03-228-035-4040 | 20130301600187 | Q9X9DV

REAL ESTATE TRANSFER	03/08/2013
  COOK	\$25.00
ILLINOIS:	\$50.00
TOTAL:	\$75.00

17-03-228-035-4040 | 20130301600187 | F5XNWN