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HATCH LAW FIRM, P.C.
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Doc#: 1308018031 Fee: \$48.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/21/2013 01:35 PM Pg: 1 of 6

WARRANTY DEED

THE GRANTORS, MANSSOUR H. MOEINZADEH and MARIAM N. MOEINZADEH, husband and wife,
of the City of Champaign, in the County of Champaign, and
the State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in
hand paid, **CONVEY AND WARRANT** to the **GRANTEE,** MHM PROPERTIES & MANAGEMENT LLC,
SERIES L,
of the City of Champaign, County of Champaign and the State
of Illinois, the following described real estate:

The property described on Exhibit A attached hereto.

City of Chicago
Dept. of Finance
639556



Real Estate
Transfer
Stamp

3/21/2013 13:23

dr00193

\$0.00

Batch 6,094,754

PIN#: 17-22-110-138-1175, 1629 & 1634

Common Address: 1201 S. Prairie Ave Private, Unit 3303, GU331 and GU336/S175, Chicago, IL 60605

(THIS FORM IS CONTINUED ON THE OTHER SIDE AND SHOULD BE TYPEWRITTEN)

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- Subject to:
- (1) Real Estate taxes for the year 2012 and subsequent years;
 - (2) Covenants, conditions, restrictions, and easements apparent or of record;
 - (3) All applicable zoning laws and ordinances;

Grantors further warrant that neither they nor any spouse or dependent of theirs resides on the property or has any rights under and by virtue of the Homestead Laws of Illinois.

Dated this 12 day of March, 2013.



 MANSSOUR H. MOEINZADEH



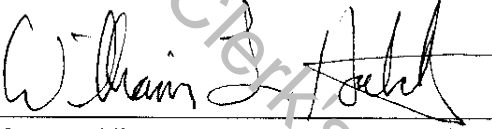
 MARIAM N. MOEINZADEH

STATE OF ILLINOIS)
) SS
 COUNTY OF CHAMPAIGN)

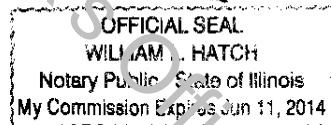
I, the undersigned, a Notary Public for the State of Illinois, certify that MANSSOUR H. MOEINZADEH and MARIAM N. MOEINZADEH, husband and wife,

personally known to me to be the same persons whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act.

Dated: MARCH 12, 2013



 Notary Public

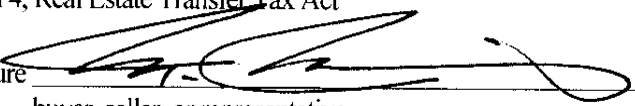


Deed Prepared By:
 Andrew J. Hatch
 Hatch Law Firm, P.C.
 115 N. Neil Street, Suite 315
 Champaign, IL 61820
 (217) 356-2577

Send Tax Bill & Return to:
 MHM Properties & Management LLC
 PO Box 5074
 Champaign, IL 61825

EXEMPT under provisions of Paragraph e , Section 4, Real Estate Transfer Tax Act

Date MARCH 12, 2013

Signature 

 buyer, seller, or representative

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LEGAL DESCRIPTION

EXHIBIT "A"

PARCEL 1:

UNIT 3303 and GU-331 & GU-336 IN THE ONE MUSEUM PARK WEST CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 3 IN BLOCK 2 SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN KILEY'S SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED JANUARY 19, 2007 AS DOCUMENT NUMBER 0701909063,

ALSO THAT PART OF SOUTH INDIANA AVENUE PER DOCUMENT NUMBER 93954909 RECORDED NOVEMBER 22, 1993, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SOUTH INDIANA AVENUE, AFORESAID WITH THE SOUTH LINE OF EAST ROOSEVELT ROAD AS DEDICATED PER DEED OF DEDICATION AND GRANT OF TEMPORARY EASEMENT AND PERPETUAL EASEMENTS RECORDED MARCH 28, 1996 AS DOCUMENT NO. 96237432; THENCE SOUTH 00 DEGREES 01 MINUTE 19 SECONDS WEST, ALONG THE EAST LINE OF SOUTH INDIANA AVENUE, AFORESAID, 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 01 MINUTE 19 SECONDS WEST, ALONG THE EAST LINE OF SOUTH INDIANA AVENUE, AFORESAID, 45.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, 8.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 19 SECONDS EAST, 45.00 FEET; THEN SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, 8.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-175, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NUMBER 0933444028, TOGETHER WITH ANY AND ALL AMENDMENTS THERETO AS AMENDED FROM TIME TO TIME, AND TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 3:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE GRANT OF EASEMENTS AND AGREEMENT FOR CONSTRUCTION, ENCROACHMENTS AND MAINTENANCE ("GRANT") DATED MARCH 15, 2006 AND RECORDED MAY 15, 2006 AS DOCUMENT NUMBER 0613532035 MADE BY AND AMONG CENTRAL STATION, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, 1255 SOUTH PRAIRIE PRIVATE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND GP 1, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (i) TO CONSTRUCT, LOCATED AND MAINTAIN PERMANENT ENCROACHMENTS OF PORTIONS OF THE FUTURE IMPROVEMENTS LOCATED ON PARCEL 1, INCLUDING WITHOUT LIMITATION ALL STRUCTURAL MEMBERS, FOOTING, CAISSON BELLS, FOUNDATIONS, DEMISING WALLS, COLUMNS, SHEETING AND GRADE BEAMS AND ANY OTHER SUPPORTING COMPONENTS WHICH PROVIDE SUPPORT AND/OR ENCLOSURE AND (ii) TO MAINTAIN ANY INCIDENTAL

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EXHIBIT "A" (CONTINUED)

ENCROACHMENTS IN THE EVENT AND TO THE EXTENT THAT ANY PART OF THE FUTURE IMPROVEMENTS LOCATED ON PARCEL 1 ENCROACH UPON ANY PART OF THE DOMINANT PARCELS (AS DEFINED IN THE GRANT).

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE GRANT OF EASEMENTS AND AGREEMENT FOR CONSTRUCTION, ENCROACHMENTS AND MAINTENANCE DATED MARCH 15, 2006 AND RECORDED MAY 15, 2006 AS DOCUMENT NUMBER 0613532035 MADE BY AND AMONG CENTRAL STATION, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, 1255 SOUTH PRAIRIE PRIVATE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND GP 1, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY FOR THE PURPOSE OF INGRESS AND EGRESS BY PERSON, MATERIALS AND EQUIPMENT OVER, UPON, ACROSS, UNDER AND THROUGH THE SERVIENT PARCEL DESCRIBED THEREIN TO THE EXTENT REASONABLY NECESSARY TO PERMIT THE MAINTENANCE, REPAIR OR RECONSTRUCTION OF THE IMPROVEMENTS ON PARCEL 1.

PARCEL 5:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS AND MAINTENANCE AGREEMENT FOR MUSEUM PARK NORTH DATED April 28, 2006 AND RECORDED MAY 15, 2006 AS DOCUMENT NUMBER 0613532038 MADE BY AND AMONG 1255 SOUTH PRAIRIE PRIVATE, L.L.C., GP 1, LLC AND CENTRAL STATION, L.L.C. FOR UTILITY PURPOSES, INCLUDING THE RIGHT TO INSTALL, LAY, MAINTAIN, REPAIR AND REPLACE WATER MAINS AND PIPES, SEWER LINES, GAS MAINS, TELEPHONE AND COMMUNICATIONS WIRES AND EQUIPMENT, AND ELECTRICAL CONDUITS, WIRES AND EQUIPMENT.

PARCEL 6:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY THE DECLARATION OF EASEMENTS AND MAINTENANCE AGREEMENT FOR MUSEUM PARK NORTH DATED April 28, 2006 AND RECORDED MAY 15, 2006 AS DOCUMENT NUMBER 0613532038 MADE BY AND AMONG 1255 SOUTH PRAIRIE PRIVATE, L.L.C., GP 1, LLC AND CENTRAL STATION, L.L.C. FOR INGRESS AND EGRESS OF VEHICLES AND PERSONS OVER, ON AND ACROSS STREET AREAS LOCATED UPON THE PRAIRIE AVENUE PRIVATE EASEMENT PARCEL DESCRIBED THEREIN.

PARCEL 7:

A NON-EXCLUSIVE EASEMENT FOR BENEFIT OF PARCEL 1 AS CREATED BY THE AMENDED AND RESTATED GRANT OF EASEMENTS: GRANT OF PUBLIC ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL DATED April 19, 2002 AND RECORDED April 24, 2002 AS DOCUMENT NUMBER 0020470285 MADE BY AND AMONG MUSEUM PARK EAST, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND CHICAGO TITLE LAND TRUST COMPANY (FORMERLY KNOWN AS CHICAGO TITLE AND TRUST COMPANY), AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1990 AND KNOWN AS TRUST NUMBER 1080000 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, ACROSS AND UPON THE EASEMENT PARCEL DESCRIBED THEREIN.

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EXHIBIT "A" (CONTINUED)

GRANTOR ALSO HEREBY GRANTS TO THE 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, 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 SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

COMMONLY KNOWN AS: 1201 South Prairie Avenue Private, Unit 3303/GU-331 & GU-336/S-175, Chicago, Illinois 60605

PIN: 17-22-110-138-1175, 1629+1634

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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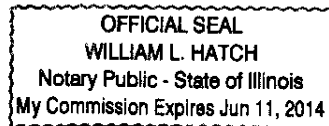
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 12, 2013

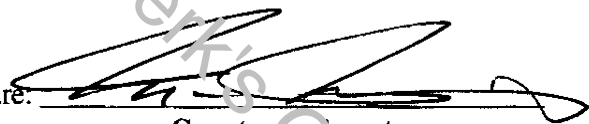
Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said GRANTOR
This 12, day of MARCH, 2013
Notary Public William J. Hatch

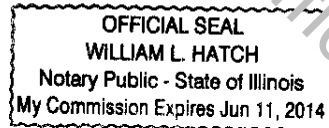


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date March 12, 2013

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said AGENT FOR GRANTEE
This 12th, day of MARCH, 2013
Notary Public William J. Hatch



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)