

# UNOFFICIAL COPY

This Instrument Prepared by:  
Daniel Harris, Esq.  
2345 Maple Lane  
Highland Park, IL 60035

After Recording Return to:

Javad Abbasian  
512 Lakeside Ct.  
Naperville, IL 60563



Doc#: 1309116007 Fee: \$46.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/01/2013 11:53 AM Pg: 1 of 5

Send Subsequent Tax Bills to:  
Javad Abbasian  
Tahmineh Abbasian  
1160 South Michigan Avenue  
Unit #3601  
Chicago, Illinois 60605

*This space reserved.*

## SPECIAL WARRANTY DEED

This Indenture is made as of the 29<sup>th</sup> day of March, 2013, between **GFII/THE COLUMBIAN OWNER LLC**, a Delaware limited liability company ("Grantor"), whose address is c/o Long Wharf Real Estate Partners, LLC, One Federal Street, Boston, MA 02110, and Javad Abbasian and Tahmineh Abbasian, ("Grantee"), whose address is 1160 South Michigan Avenue, Unit 3601, Chicago, Illinois 60605;

**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, not as tenants in common but as joint tenants, all of the following described real estate, situated in the County of Cook and State of Illinois:

SEE EXHIBIT A ATTACHED HERETO

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 real estate set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions Covenants and By-Laws for The Columbian Condominium made July 9, 2007 and recorded on the July 9, 2007 in the Office of the Recorder of Cook County, Illinois as Document Number 0719003037 (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

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

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

1071

hba

N01070653

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**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 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.

Common address: 1160 S. Michigan Ave, 3601  
Chicago IL 60605

[signature page attached hereto]

**REAL ESTATE TRANSFER** 04/01/2013



|                 |                   |
|-----------------|-------------------|
| <b>CHICAGO:</b> | \$6,337.50        |
| <b>CTA:</b>     | \$2,535.00        |
| <b>TOTAL:</b>   | <b>\$8,872.50</b> |

17-15-309-041-1413 | 20130301606108 | MRAY1B

**REAL ESTATE TRANSFER**

04/01/2013



|                  |                   |
|------------------|-------------------|
| <b>COOK</b>      | \$422.50          |
| <b>ILLINOIS:</b> | \$845.00          |
| <b>TOTAL:</b>    | <b>\$1,267.50</b> |

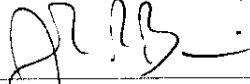
17-15-309-041-1413 | 20130301606108 | BPQ5QF

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

**GFII/The Columbian Owner LLC**, a Delaware limited liability company

By: GFII/The Columbian Holding LLC, it managing member  
By: Fidelity Real Estate Growth Fund II, L.P., its manager  
By: Long Wharf Real Estate Partners, LLC, as Investment  
Manager and not Individually

By: 

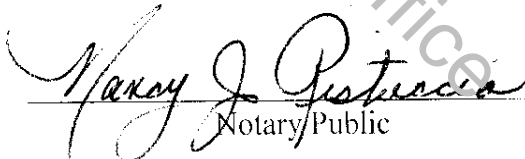
Name: John Barrie

Its: Managing Member

COMMONWEALTH OF MASSACHUSETTS )  
 ) SS.  
COUNTY OF SUFFOLK )

I, Nancy J. Ristuccia, a Notary Public in and for the County and State aforesaid, do hereby certify that John Barrie, as an authorized signatory of Long Wharf Real Estate Partners, LLC, the Investment Manager for Fidelity Real Estate Growth Fund II, L.P., which is the Manager of GFII/The Columbian Holdings LLC, a Delaware limited liability company, which is the Managing Member of GFII/The Columbian Owner LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his/her own free and voluntary act and as the free and voluntary act of such company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22nd day of March, 2013.

  
Notary Public

My Commission Expires:  
08-01-2014

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## EXHIBIT A

### LEGAL DESCRIPTION

Parcel 1:

Unit 3601 and Parking Space Unit 208 in The Columbian Condominium, as delineated on a plat of survey of part of the following described parcel of real estate:

Lot 13 in Block 21 in Fractional Section 15 Addition to Chicago (except from said premises that portion thereof taken or used for alley) in Section 15, Township 39 North, Range 14 lying East of the Third Principal Meridian, in Cook County, Illinois.

And is attached as Exhibit B to the Declaration of Condominium recorded July 9, 2007 as document number 0719003037, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded July 9, 2007 as document number 0719003036 for support, ingress and egress, maintenance, utilities and encroachments, over the land described therein and as more particularly described therein.

PIN Nos. 17-15-309-041-1413 (Unit 3601)  
17-15-309-041-1008 (Parking P-208)

Address: Unit 3601, 1160 South Michigan Avenue, Chicago, Illinois 60605

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## EXHIBIT B

### PERMITTED ENCUMBRANCES

- (i) current non-delinquent real estate taxes and taxes for subsequent years;
- (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable on the date hereof;
- (iii) the Condominium Property Act of the State of Illinois and the Municipal Code of the City of Chicago, Section 13-72 et seq., including all amendments thereto;
- (iv) the Declaration, including all amendments and exhibits attached thereto;
- (v) public, private and utility easements recorded at any time prior to the date hereof including any easements established by or implied from the Declaration, and amendments thereto and including the Agreement for the Sale and Redevelopment of Land dated October 21, 2002 and recorded by the Cook County Recorder on October 29, 2002 as Document Number 21192236, and amendments thereto;
- (vi) Quit Claim Deed in regard to the Sale and Redevelopment of Land dated September 27, 2005 and recorded by the Cook County Recorder on September 30, 2005 as Document Number 0527310083;
- (vii) Waterproofing System Agreement dated June 8, 2007 and recorded by the Cook County Recorder on July 9, 2007 as Document Number 0719003035;
- (viii) covenants, conditions, agreements, building lines and restrictions of record, including but not limited to the Declaration of Covenants, Conditions and Restrictions and Easements dated July 6, 2007 and recorded by the Cook County Recorder on July 9, 2007 as Document No. 0719003036;
- (ix) applicable building and zoning laws, statutes, ordinances and restrictions;
- (x) roads and highways, if any;
- (xi) leases and licenses affecting Common Elements and/or the common property governed and operated by The Columbian Condominium Association;
- (xii) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money on the date hereof and which the Grantor shall so remove at that time by using the funds to be paid upon delivery of this Deed;
- (xiii) matters over which the Near North National Title LLC is willing to insure;
- (xiv) acts done or suffered by the Grantee or anyone claiming by, through or under Grantee; and
- (xv) Grantee's mortgage.