

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

This Instrument Prepared by:

Stephen F. Galler, Esq.
270 East Pearson, L.L.C.
350 West Hubbard Street, Suite #301
Chicago, Illinois 60610

After Recording Return to:

Gilda Amini, Esq.
477 North Canal Street
Chicago, Illinois 60610

Send Subsequent Tax Bill to:

Nercy Jafari MD Trust
2425 West 22nd Street, Oakbrook, Illinois 60523
Suite 213



Doc#: 1316822043 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/17/2013 10:50 AM Pg: 1 of 4

Doc#: 0426033290
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/16/2004 02:31 PM Pg: 1 of 2

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

ASSIGNMENT AND
SPECIAL WARRANTY DEED IN TRUST

THIS ASSIGNMENT AND SPECIAL WARRANTY DEED IN TRUST ("Assignment and Deed") is made as of the 26th day of July, 2004, between 270 East Pearson, L.L.C. ("Grantor"), whose address is 350 West Hubbard Street, Suite #301, Chicago, Illinois 60610, and Nercy Jafari MD Trust (the, "Grantee"), whose address is 2425 West 22nd St., #213, Oakbrook, Illinois 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 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 and that certain Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for the 270 East Pearson Garage Condominiums recorded May 20, 2004 as Document No. 0414131101 as subsequently amended from time to time (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 property described therein.

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 Declaration were recited and stipulated at length herein. The Trustee shall have the rights and benefits set forth in Exhibit A-1 attached hereto and made a part hereof.

* RE-RECORDING TO INCLUDE LEGAL DESCRIPTION

Box 333

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CIECH
CTC
24079176
AC0401536
LND
ABSTRACT

UNOFFICIAL COPY

STATE OF ILLINOIS
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 SEP 15 '04

Cook County
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 SEP 15 '04

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 SEP 15 '04

Property of Cook County Clerk's Office

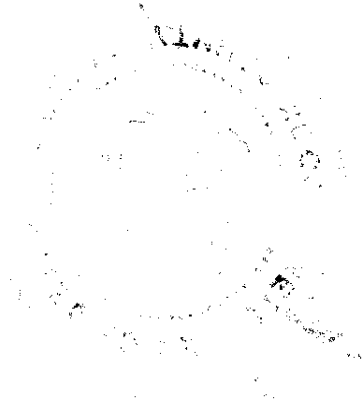
UNOFFICIAL COPY

RECORDED IN DEEDS COOK COUNTY

[Handwritten Signature]

JUN 13 13

I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF DOCUMENT # 0426033790



Property of Cook County Clerk's Office

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SCHEDULE A
ALTA Commitment
File No.: 191422

LEGAL DESCRIPTION

Parcel 1:

Unit 1601 in The Pearson Condominiums as delineated on a Survey of the following described real estate: Lots 4, 6, 7 and 8 in the Residences on Lake Shore Park Subdivision, being a Subdivision of part of Lots 91 and 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 0317834093, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P-163 and SSB-48, Limited Common Elements as delineated on the Survey attached to the Declaration of Condominium aforesaid.

Parcel 3:

Parking Unit P55 in The 270 East Pearson Garage Condominiums (as hereinafter described) together with its undivided percentage interest in the common elements which Parking Unit is comprised of:

(a) The leasehold estate, created by the instrument herein referred to as the Lease executed by Northwestern University, a Corporation of Illinois, as Lessor, and 270 East Pearson, LLC, an Illinois Limited Liability Company, as Lessee, dated May 20, 2004, which lease was recorded May 20, 2004 as Document Number 0414131097 and by Unit Sublease recorded May 21, 2004 as Document Number 0414242247, which lease, as amended, demises the land (as hereinafter described) for a term of 95 years commencing May 20, 2004 (except the buildings and improvements located on the land); and

(b) Ownership of the buildings and improvements located on the following described land: Certain lots 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 Trustee's 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 May 20, 2004 as Document Number 0414131103, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 4:

Non-exclusive easements for the benefit of Parcel 3 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 5:

Non-exclusive easements for the benefit of Parcel 3 for ingress, egress, use, enjoyment and support as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements recorded as Document Number 0317834091.

Issuing Agent
Matthew J. Claes
2626 83rd Street
Darien, Illinois 60561