

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 1318212160 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/01/2013 02:48 PM Pg: 1 of 3

THE GRANTOR, GP1, LLC, an Illinois Limited Liability Company, of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO: Third Coast Ventures, LLC of 125 E. 13<sup>th</sup> Street Unit 1403, Chicago, IL 60605 ("Grantees"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(above space for recorder only)

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-22-110-114-1187

Address of Real Estate: 1335 South Prairie <sup>AVE</sup>~~Private~~, Unit N/A, GU-22, Chicago, Illinois 60605

STC01146-14265  
1st fl

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, including but not limited to rights of the City of Chicago in and to freight tunnels located in the Museum Park North Property and/or the Condominium Property, certain unrecorded license agreements and railroad rights of way, reservations, easements and rights, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Unit(s) as a residential condominium; (6) the Declaration and other project documents, including without limitation the Museum Park North Umbrella Declaration, and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; (9) Central Station Redevelopment Agreement and any amendments and exhibits thereto; (10) conditions and provisions of the Near South Tax Increment Financing Redevelopment Project Area; (11) the terms and conditions of the Special Service Area Ordinance; and (12) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

STEWART TITLE COMPANY  
2055 W. Army Trail Rd. Suite 110  
Addison, IL 60101  
630-889-4050

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on June 6 2013.

**GP 1, LLC, an Illinois limited liability company**

By: EDC GP1, LLC,  
an Illinois limited liability company

Its: Manager


By: EDC One Museum Park, LLC,  
an Illinois limited liability company



Its: Manager

By: EDC Management, Inc.,  
an Illinois corporation

Its: Manager

By: Ronald B. Shipka, Jr.  
Its President

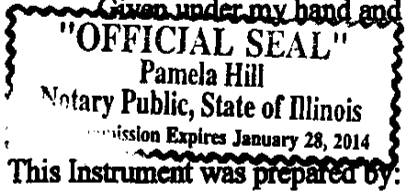
REAL ESTATE TRANSFER		06/11/2013
	CHICAGO:	\$150.00
	CTA:	\$60.00
	TOTAL:	\$210.00
17-22-110-114-1187   20130601601420   ABNQA3		

REAL ESTATE TRANSFER		06/11/2013
	COOK	\$10.00
	ILLINOIS:	\$20.00
	TOTAL:	\$30.00
17-22-110-114-1187   20130601601420   AN8CYP		

State of Illinois)  
)ss  
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, Ronald Shipka, Jr., in the capacity noted above, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his free and voluntary act, in the capacity noted above, for the uses and purpose therein set forth.

Given under my hand and official seal, this 6th day of June 2013.



Pamela Hill  
Notary Public

Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

After recording mail to: Send subsequent tax bills to:  
  
THIRD COAST VENTURES, LLC  
125 E 13th Street - Unit 1403  
CHICAGO, IL 60605

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## LEGAL DESCRIPTION

UNIT GU- 22 IN THE MUSEUM TOWER RESIDENCES CONDOMINIUMS, BEING PART OF OUTLOT 2, PART OF OUTLOT 4 AND PART OF LOT 50 IN MUSEUM PARK SUBDIVISION IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0314219137.

COMMON ADDRESS: 1335 South Prairie Private, Chicago, Illinois  
P.I.N. 17-22-110-114-1187

Property of Cook County Clerk's Office