

# UNOFFICIAL COPY

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Suite 3800  
Chicago IL 60601

Doc#: 0721942017 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/07/2007 08:02 AM Pg: 1 of 3



Doc#: 1320622007 Fee: \$44.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/25/2013 09:29 AM Pg: 1 of 4  
This space reserved for recorder's use only

**After Recording Mail To:**  
PEBBLE PARTNERS LTD.  
2400 North Lakeview  
Chicago, IL 60614

*CTI-801-726108 P.L.L.C.  
3/2/13*

## SPECIAL WARRANTY DEED

This Indenture is made as of the 3rd day of August, 2007, between GARLAND CONDOMINIUM, LLC, an Illinois limited liability company ("Grantor"), whose address is c/o L.J. Sheridan & Co., 111 North Wabash Avenue, Suite 818, Chicago, Illinois 60602, and PEBBLE PARTNERS LTD., a MICHIGAN CORPORATION ("Grantee") whose address is 2400 North Lakeview, Chicago, Illinois 60614.

**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, all of the following described real estate, situated in the County of Cook and State of Illinois to wit:

PARCEL 1: UNIT NO. 1219 IN THE GARLAND OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 7 AND 8 IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO, IN FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0614218032, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NOS. 1316-D AND 502, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0614218032, AS AMENDED.

PIN# 17-10-309-009-0000 (underlying)  
17-10-309-016-1078 (Unit 1219)

**Box 400-CTCC**

Commonly known as: Unit No. 1219, and LCE Storage Space Nos. 1316-D and 502  
111 North Wabash Avenue, Chicago, IL 60602

The Tenant of Unit 1219 has waived or has failed to exercise the right of first refusal.

THIS DEED IS BEING RE-RECORDED TO CORRECT THE SCRIVENER'S ERROR IN THE NAME OF THE GRANTEE. THE CORRECT CORPORATE NAME OF THE ENTITY IS PEBBLE HOUSE PARTNERS, LTD., A MICHIGAN CORPORATION.

*JKP*  
*F.S.W.*

*Box 400*

*8392352 HANGES*

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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 the property set forth in the Declaration of Condominium, aforesaid, 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 the Declaration were recited and stipulated at length herein.

**TOGETHER WITH** the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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 the Grantee, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said 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 A attached hereto and made a part hereof.

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

GARLAND CONDOMINIUM, LLC, an  
Illinois limited liability company

By: FIC Development Group, LLC,  
a Delaware limited liability company,  
its managing member

By:   
Timothy P. Farrell, President

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX
STATE TAX	AUG.-3.07	0012400
	# 0000008137	FP 103024
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		

COOK COUNTY		REAL ESTATE TRANSFER TAX
COUNTY TAX	AUG.-3.07	0006200
	# 0000006188	FP 103022
REAL ESTATE TRANSACTION TAX REVENUE STAMP		

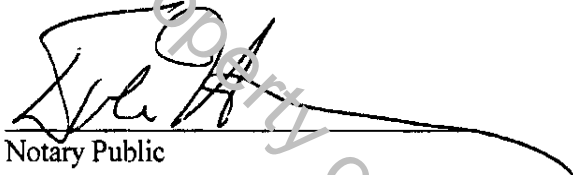
CITY OF CHICAGO		REAL ESTATE TRANSFER TAX
CITY TAX	AUG.-3.07	0093000
	# 000005518	FP 103023
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		

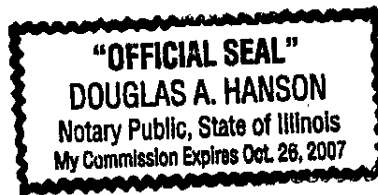
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STATE OF ILLINOIS     )  
   ) ss.  
 COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Timothy P. Farrell, as President of FIC Development Group, LLC, being the managing member of Garland Condominium, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of August, 2007.

  
 Notary Public



**Mail Subsequent Tax Bills To:**

PEBBLE PARTNERS LTD., 2400 North Lakeview, Chicago, IL 60614

#2004

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I CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY

OF DOCUMENT # 0721942017

JUL 11 13



RECORDER OF DEEDS COOK COUNTY