

This instrument prepared by:
Paul A. Greco
216 West Higgins Road
Park Ridge, IL 60068



Doc#: 1321112098 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/30/2013 01:11 PM Pg: 1 of 4

After recording Return to:
Karchmar & Lambert, P.C.
Unit 1400
211 W. Wacker Dr.
Chicago, IL 60606

Send subsequent Tax Bills to:
Karchmar & Lambert, P.C.
Unit 1400
211 W. Wacker Drive
Chicago, IL 60606

SPECIAL WARRANTY DEED

This Indenture is made as of the 16th day of July, 2013, by **AMERITUS 211 WEST WACKER, LLC**, an Illinois limited liability company, ("Grantor"), whose address is c/o Ameritus, LLC, 211 West Wacker Drive, Suite 1300, Chicago, Illinois 60606, and **Karchmar & Lambert, P.C.**, ("Grantee"), whose address is Unit 500, 211 W. Wacker Drive, Chicago, Illinois 60606;

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:

See Exhibit A attached hereto and made a part hereof

Permanent Tax Index Number: 17-09-414-006-1007 (Affects this and other property)
Commonly known as : Unit 1400, 211 West Wacker Drive, Chicago, Illinois 60606

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.

The tenant of Unit 1400 have waived or has failed to exercise the right of first refusal.

Box 400-CTCC

Handwritten stamp: INT SC 509 11/4/13

8933637 D2 MS


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EXHIBIT A

LEGAL DESCRIPTION

Unit 1400 in the 211 West Wacker Office Condominium as delineated on a survey of the following described land:

Sublot 1 in Wadsworth's Subdivision of the West 3/4 of Lot 2 and Lot 3 and the North 3/4 of Lot 4 in Block 20 in Original Town of Chicago in Section 9, 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 Number 0505345136, an amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

REAL ESTATE TRANSFER		07/16/2013
	CHICAGO:	\$7,237.50
	CTA:	\$2,895.00
	TOTAL:	\$10,132.50
17-09-414-006-1007 20130701602909 TJBH3M		

REAL ESTATE TRANSFER		07/16/2013
	COOK:	\$482.50
	ILLINOIS:	\$965.00
	TOTAL:	\$1,447.50
17-09-414-006-1007 20130701602909 1UYVR4		

Property of Cook County Clerk's Office

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EXHIBIT B PERMITTED ENCUMBRANCES

1. Declaration of Condominium Ownership recorded as Document Number 0505345136 and all amendments thereto.
2. Limitations and Conditions imposed by the Condominium Property Act.
3. Easements, building and building line restrictions of record, applicable building and zoning laws and ordinances.
4. Rights, agreements, covenants, conditions and restrictions of record.
5. Acts done or suffered by or judgments against Purchaser or anyone claiming by, through or under Purchaser.
6. Purchaser's mortgage, if any, and related documents.
7. Leases or licenses affecting the common elements.
8. Liens and other matters of title over which the title insurer is willing to insure without cost to seller or purchaser.
9. Any and all matters of public record affecting the condominium property.
10. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as Document 91075841, and is subject to additional taxes under the terms of said ordinance and related ordinances.
11. Rights of the City of Chicago, as disclosed by correspondence dated June 14, 2004 from Tom Powers, P.E., Chief Engineer/Deputy Commissioner of the Bureau of Bridges and Transit which states that the Department of Transportation, Bureau of Bridges and Transit's records indicate the presence of freight tunnels/or freight tunnel related structures under and within the property limits. A copy of Plat No. 01 showing the existing tunnels and related structures (if any) was enclosed with the letter.
12. Agreement made by Engineering Building Corporation with Chicago Evening Post Building Corporation, recorded August 2, 1927 as Document 9735136 and re-recorded August 4, 1927 as Document 9738433 for a party wall between the East 1/2 of land and the property east of and adjoining the land.
13. Encroachment of the hose connection and auto sprinkler located mainly on the land onto the property North and adjoining by an undisclosed amount, as shown on plat of survey Gremley & Biedermann, Inc. Number 2004-02074-001 dated February 11, 2005 and last revised February 14, 2005.
14. Sellers right to repurchase within one year of closing per the terms of the parties contract.
15. Taxes for the year 2013 and subsequent years.