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Doc#: 1328026045 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/07/2013 11:44 AM Pg: 1 of 7

After Recording Return to:

Richard C. Spain, Esq.
Spain, Spain & Varnet P.C.
33 North Dearborn Street
Suite 2220
Chicago, IL 60602

SPECIAL WARRANTY DEED

(Space Above This Line for Recording Data)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 30th day of ^{August} ~~September~~, 2013, between CDCT LAND COMPANY, L.L.C., an Illinois limited liability company whose principal place of business is 440 North McClurg Court, Suite 817, Chicago, Illinois 60611, as GRANTOR, and CHICAGO TITLE LAND TRUST COMPANY, an Illinois corporation, as Trustee under Trust Agreement dated July 24, 2013 and known as Trust No. 8002362490, whose principal place of business is 10 South LaSalle Street, Chicago, Illinois 60603, as GRANTEE.

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by this Special Warranty Deed does GRANT, BARGAIN, SELL, CONVEY and CONFIRM to the Grantee, the following described real estate situated in the County of Cook, in the State of Illinois ("real estate"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index No.: 17-10-221-056-0000

Together with any and all hereditaments and appurtenances belonging or pertaining to the real estate, and all the estate, right, title and interest of the Grantor in and to the real estate;

TO HAVE AND TO HOLD the real estate unto the Grantee, and Grantee's heirs, personal representatives and assigns forever.

And the Grantor does covenant, promise and agree, to and with the Grantee, and Grantee's heirs, personal representatives and assigns, that the Grantor has not done, or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or charged, except as recited in this Special Warranty Deed; and that the Grantor WILL WARRANT AND DEFEND the real estate against all persons lawfully claiming, or to claim the same, by, through or under the

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Grantor, subject to the permitted exceptions listed in Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed the day and year first above written.

CDCT LAND COMPANY, L.L.C.,
an Illinois limited liability company

By: 
Name: Charles R. Gardner
Its: Manager

Prepared by:

Michael F. Csar, Esq.
Drinker Biddle & Reath LLP
191 North Wacker Drive
Suite 3700
Chicago, Illinois 60606-1698

Send Subsequent Tax Bills to:

John & Christine Shimkus
436-F E. North Water St.
Chicago, IL 60611

REAL ESTATE TRANSFER 09/06/2013



CHICAGO: \$3,603.75
CTA: \$1,441.50
TOTAL: \$5,045.25

17-10-221-056-0000 | 20130901600565 | XGGAUJ

REAL ESTATE TRANSFER 09/06/2013



COOK \$240.25
ILLINOIS: \$480.50
TOTAL: \$720.75

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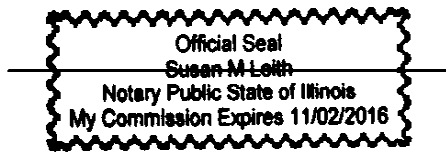
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Charles R. Gardner personally known to me to be the Manager of CDCT Land Company, L.L.C., an Illinois limited liability company, 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 Manager, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of August, 2013.

Susan M. Leith
Notary Public

My Commission expires:



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EXHIBIT "A"

Legal Description of Real Estate

PARCEL 1:

UNIT 436-F: THE EAST 23.65 FEET OF THE WEST 119.30 FEET OF THE NORTH 60.97 FEET OF THE SOUTH 162.12 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 368.23 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING DESCRIBED PROPERTY, TAKEN AS A TRACT: THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTHERLY 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106320, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED THEREON.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AFORESAID FOR INGRESS AND EGRESS OVER PORTIONS OF THE COMMON AREA AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR EAST WATER PLACE RECORDED AS DOCUMENT 96865968.

Street Address of Premises: 436-F East North Water Street, Chicago, Illinois 60611

PIN: 17-10-221-056-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real Estate Taxes.
2. Lease made by Cityfront Center, L.L.C. , as Lessor, and Manouchehr Imani and Pouran Imani, as Lessee, dated August 1, 1997, which Lease was recorded August 8, 1997 as Document Number 97581083, which Lease demises the land for a term of years beginning August 6, 1997 and ending December 31, 2094. Assignment of said Lease recorded September 20, 2000 as Document Number 00731065 and rerecorded as Document Number 0610740147 to Rikki Kay Swin and Assignment of Land Lease and Warranty Deed recorded April 17, 2006 as Document Number 0610740148 to Courtney James and Lot Lease Assignment from Rikki Kay Swin to Courtney James recorded April 17, 2006 as Document Number 0610740149 as assigned to Chicago Title Land Trust Company, an Illinois corporation, as Trustee under Trust Agreement dated July 24, 2013 and known as Trust No. 8002362490 (the "Lot Lease").
3. Terms and conditions as set forth in the Tenancy in Common Agreement dated October 1, 2007 and recorded October 11, 2007 as Document Number 0728433004, by and between CDCT Land Company, L.L.C., Grantor, and East Water Place Homeowners Association, Grantee, and First Amendment to Tenancy in Common Agreement dated February 6, 2008 and recorded February 7, 2008 as Document Number 0803833165.
4. Terms, provisions and conditions contained in Lease by and between Chicago Dock & Canal Trust, an Illinois Business Trust, as Lessor, and Ogden Partners North, Inc., an Illinois Corporation, as Lessee, dated January 1, 1996 and recorded May 23, 1996 as Document Number 96392436, and amended by Lease Addendum dated May 14, 1996 and recorded May 23, 1996 as Document Number 96392437 and Second Lease Addendum dated June 11, 1996 and recorded June 19, 1996 as Document Number 96470154 and Third Lease Addendum dated September 25, 1996 and recorded October 4, 1996 as Document Number 96758787 and Fourth Addendum dated October 18, 1996 and recorded November 6, 1996 as Document Number 96850413 and Assignment of Master Lease, Lot Leases and Lease Commitment Agreement dated September 3, 1997 and recorded September 5, 1997 as Document Number 97655649.
5. Covenants, Conditions and Restrictions contained in the Declaration of Protective Covenants and Restrictions for CityFront Center East, Chicago Illinois, dated August 31, 1989 and recorded August 31, 1989 as Document Number 89410218 and First Amendment to Declaration dated December 18, 1989 and recorded December 20, 1989 as Document Number 89608952.
6. Declaration of Easements, Restrictions and Covenants for East Water Place dated October 28, 1996 and recorded November 13, 1996 as Document Number 96865968; Amendment to

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Declaration recorded May 14, 1997 as Document Number 97341699; and Amended and Restated Declaration of Easements, Restrictions and Covenants for East Water Place recorded October 9, 2007 as Document Number 0728234119.

7. Terms, powers, provisions, rights, duties and obligations set forth in Development Rights Agreement dated December 31, 1985 and recorded December 31, 1985 as Document Number 85343997 and filed December 31, 1985 as Document LR3487130 by and between the Chicago Dock and Canal Trust and the Equitable Life Insurance Society of the United States.
8. Mutual Grant of Easements dated December 24, 1986 and recorded February 24, 1987 as Document Number 87106321 made by and between Chicago Dock and Canal Trust, the Equitable Life Insurance Society of the United States and the City of Chicago made in accordance with Planned Unit Development, recorded as Document Number 87106319.
9. Rights of the United States of America, the Metropolitan Sanitary District of Greater Chicago, State of Illinois, and the City of Chicago to the land as used for Ogden Slip (Michigan Canal) and Basin and Canal for docking, navigation, and other purposes; also rights of the adjoining owners in and to the free and unobstructed flow of waters of said slip.
10. Covenant by and between East Water Place and the City of Chicago regarding maintenance of common sewer and/or water facilities recorded June 27, 1996 as Document Number 96495546.
11. Terms and provisions of the Blanket Easement recorded July 9, 1996 as Document Number 96523013 granting a continuing easement to Commonwealth Edison Company and Illinois Bell Telephone Company, their successors and or assigns.
12. Terms and provisions of the Utility Easement recorded September 13, 2007 as Document Number 0725631102 granted by East Water Place Homeowner's Association to Peoples Gas Light and Coke Company, their successors and or assigns.
13. Terms and provisions of the Broadband Easement and Right of Entry Agreement recorded January 2, 1997 as Document Number 97001917 in favor of Communication and Cable of Chicago DBA Chicago Cable T.V.
14. Covenants, conditions, restrictions and obligations as set forth in the Declaration of Use Restrictions dated September 3, 1997 and recorded September 4, 1997 as Document Number 97652878.
15. Grant and Declaration of Non-Exclusive Easement dated September 30, 1986 and recorded September 30, 1986 as Document Number 86446718 made by Chicago Dock and Canal Trust to American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated May 1, 1986 and known as Trust Number 67050 for ingress, egress, and navigational purposes; and granted in a Special Warranty and Quit Claim Deed dated April

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26, 1989 and recorded April 28, 1989 as Document Number 89190206 made by Chicago Dock and Canal Trust to John T. Powen. Amendment dated July 12, 1988 and recorded July 15, 1988 as Document Number 88312033 made by Chicago Dock and Canal Trust to American National Bank and Trust Company, as Trustee and known as Trust Number 67050.

16. Acts done or suffered to be done by or through: East Water Place Homeowners Association or Grantee; and acts, if any, done or suffered to be done by or through the tenant, or any predecessor tenant, under the Lot Lease.

Property of Cook County Clerk's Office