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SPECIAL WARRANTY DEED

Doc#: 1330210008 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/29/2013 09:59 AM Pg: 1 of 7

Prepared by:
Jeffrey Richman
Bancroft, Richman & Goldberg, LLC
33 W. Monroe Street
Suite 2000
Chicago, IL 60603

After Recording, Mail To:

Don Sadowki
1515 E Woodfield, Suite 880
Schaumburg, IL 60173

Know All Men By These Presents that as of this 26 day of September, 2013, Park Monroe Associates IV, L.L.C., a Delaware limited liability company (the "Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid, by Sheila Penrose and Ernest Mahaffey, (whether one or more, the "Grantee") to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee as not as tenants in common, but as joint tenants with rights of survivorship, the following described property, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Commonly known as: Unit(s) 4004 and Parking Unit P-126,
65 East Monroe Street, Chicago, Illinois 60603

P.I.N.: 17-15-103-025-0000 (Unit 4004) and 17-15-103-026-1297 (Parking Unit P-126)

(the "Property") subject to the matters listed on Exhibit "B," attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances").

Grantor also hereby grants to Grantee and Grantee's personal representatives, 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 above-mentioned Declaration of Condominium and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration of Condominium for the benefit of the remaining property described therein.~~

REAL ESTATE TRANSFER	09/26/2013
CHICAGO:	\$6,562.50
CTA:	\$2,625.00
TOTAL:	\$9,187.50

17-15-103-025-0000 | 20130901607302 | G7EKFU

REAL ESTATE TRANSFER	09/26/2013
COOK	\$437.50
ILLINOIS:	\$875.00
TOTAL:	\$1,312.50

17-15-103-025-0000 | 20130901607302 | TMJC9F

1002

SA 4855063

AK 14

Box 334 NO object

SPCS
INTA

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This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration, the same as though the provisions of the Declaration of Condominium were recited and stipulated at length.

In the event the Condominium is deemed to be a conversion Condominium as defined in the Illinois Condominium Property Act, at the date on which the Grantor gave the notice required by Section 30 of the Act, the Unit was unoccupied.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

Park Monroe Associates IV, L.L.C.,
a Delaware limited liability company

By: Glenstar Asset Management, LLC,
an Illinois limited liability company,
its agent
By: Rand A. Diamond
Name: Rand A. Diamond
Title: Authorized Signatory

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

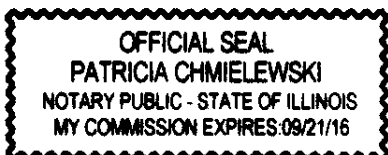
The undersigned, a Notary Public in and for said County and State, does hereby certify that Rand A. Diamond, Authorized Signatory of Glenstar Asset Management, LLC, an Illinois limited liability company ("Agent"), agent of Park Monroe Associates IV, L.L.C., a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, appeared before me this day in person and acknowledged that s/he signed, sealed and delivered said instrument as his/her free and voluntary act, and as the free and voluntary act of Agent as agent as aforesaid for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 26 day of September, 2013.

(seal)

Patricia Chmielewski
Notary Public

My commission expires: 9/21/16



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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID 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 SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY***Exhibit A*

ORDER NUMBER: 1412 SA4855063 LP1
 STREET ADDRESS: 65 E. MONROE STREET
 CITY: CHICAGO COUNTY: COOK
 TAX NUMBER: 17-15-103-025-0000

UNIT 4004

LEGAL DESCRIPTION:**PARCEL 1:**

UNITS 4004 AND P-126 IN THE PARK MONROE CONDOMINIUM HOMES AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: PART OF LOTS 2, 3, 6 AND 7 (EXCEPT THE EAST 9 FEET OF THAT PART OF SAID LOT 6 LYING SOUTH OF THE NORTH 54 FEET OF SAID LOT 6 AND EXCEPT THE EAST 9 FEET OF THE NORTH 1/2 OF SAID LOT 7) IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH SUB LOTS 1, 2, 3, 4 AND 5 OF ASSESSOR'S DIVISION OF LOT 10 IN BLOCK 4 IN FRACTIONAL SECTION 15 AFORESAID ALL TAKEN AS A SINGLE TRACT OF LAND, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0836410027, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS, AND INCLUDING EASEMENTS APPURTENANT TO UNITS AS SET FORTH IN SAID DECLARATION.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-184, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0836410027.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 55-65 EAST MONROE STREET, CHICAGO, ILLINOIS 60603, MADE BY 55 EAST MONROE INVESTORS IV, L.L.C., RECORDED JULY 9, 2007 AS DOCUMENT NUMBER 0719035353, AMENDED BY AMENDMENT RECORDED AUGUST 28, 2008 AS DOCUMENT 0824101113, AMENDED BY SECOND AMENDMENT RECORDED FEBRUARY 6, 2009 AS DOCUMENT NUMBER 0903739020, FURTHER AMENDED APRIL 5, 2010 AS DOCUMENT 1009531124, AND FURTHER AMENDED BY THIRD AMENDMENT SEPTEMBER 11, 2013 AS DOCUMENT NUMBER 1325439033 FOR THE FOLLOWING PURPOSES: SUPPORT AND MAINTENANCE, ACCESS TO UTILITIES, INGRESS AND EGRESS, USE OF GARAGE APPURTENANCES, FREIGHT ELEVATORS, LOADING DOCK, REFUSE COLLECTION, AND ELEVATOR BANK, OVER AND UPON THE LAND DESCRIBED THEREIN

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EXHIBIT B

Permitted Encumbrances

1. current, non-delinquent, real estate taxes and taxes for subsequent years;
2. the Illinois Condominium Property Act;
3. the Declaration of Condominium, as amended from time to time;
4. the Declaration of Easements, Restrictions and Covenants for 55-65 East Monroe Street, Chicago, Illinois 60603 recorded July 9, 2007 as document 0719035353 as amended by amendment recorded August 28, 2008 as document 0824101113, as further amended from time to time;
5. applicable zoning, planned unit development and building laws, ordinances and restrictions;
6. leases and licenses affecting the Common Elements;
7. non-exclusive easement in, upon, under, over and along the land described below to install and maintain all equipment for the purpose of servicing the land and other property with telephone service, together with right of access to said equipment, as created by grant from the University of Chicago to the Illinois Bell Telephone Company recorded March 1, 1972 as document 21822073:

a certain strip of land shown shaded on the plat attached to said easement and marked Exhibit 'A,' said strip being the East 9 feet of Lots 2 and 3, and the East 9 feet of the North 54 feet of Lot 6 in Block 4 in fractional Section 15 Addition to Chicago in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

8. non-exclusive easement in, upon, under, over and along the land described below, to install and maintain all equipment for the purpose of serving the land and other property with telephone service, together with right of access to said equipment, as created by grant from the Baptist Theological Union, located at Chicago, a corporation of Illinois to the Illinois Bell Telephone Company recorded March 1, 1972 as document 21822075:

a certain strip of land shown shaded on the plat attached to said easement and marked Exhibit 'A,' said strip being the East 9 feet of the South 1/2 of Lot 7 in Block 4 in fractional Section 15 Addition to Chicago in Section 15, Township 39 North, Range 14 east of the Third Principal Meridian, in Cook County, Illinois and all of the covenants, reservations, and agreement therein contained.

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9. non-exclusive easement to construct, reconstruct, renew, replace, operate, maintain inspect, alter, repair and remove a gas main or pipes and such drips, valves, fitting, meters and other equipment as may be necessary or convenient for such purposes, over, through, under, along and across the following described land, as created by easement grant from the University of Chicago, a not-for-profit corporation of Illinois, to the Peoples Gas, Light and Coke Company, a corporation of Illinois dated February 11, 1972 and recorded February 15, 1972 as document 21808451, all as shown on the drawing attached thereto, together with the right to use, from time to time, any adjoining or adjacent vacant land of said grantor as reasonably required for such purposes, and the right of access to said land for said purposes, and all the covenants, reservations and conditions contained therein:

a strip of land being the East 9 feet of Lots 2 and 3, and the East 9 feet of the North 54 feet of Lot 6 in Block 4 in fractional Section 15 Addition to Chicago in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

10. non-exclusive easement in, upon, under, over and along the land described below, to install and maintain all equipment for the purpose of serving the land and other property with electric service, together with right of access to said equipment, as created by grant from the University of Chicago to the Commonwealth Edison Company recorded February 17, 1972 as document 21811261:

a certain strip of land shown shaded on the plat attached to said easement ^{being the east} over Lots 2, 3 and the North 54.0 feet of Lot 6 in Block 4 in fractional Section 15 Addition to Chicago in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; ^{nine (9) feet of}

11. rights of the public, the municipal and adjoining owners in and to the East 9 feet of Lots 2 and 3, the North 54 feet of Lot 6 and the East 9 feet of the South 1/2 of Lot 7, taken or used for alley as disclosed on plat of survey number 060689(Y) prepared by Certified Survey Inc., dated March 20, 2007, last revised June 6, 2007;

12. easement in, upon, under, over and along the land described below, to install and maintain all equipment for the purpose of serving the land and other property with electric service, together with the right of access to said equipment, as created by grant from Baptist Theological Union to the Commonwealth Edison Company recorded February 17, 1972 as document 21811260:

a certain strip of land shown shaded on the plat attached to said easement and marked Exhibit 'A', said strip of land being the east 9 feet of the South 1/2 of Lot 7 (40.18 feet) in Block 4 in fraction Section 15 Township 39 Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

13. non-exclusive easement to construct, reconstruct, renew, replace, operate, maintain, inspect, alter, repair and remove a gas main or pipes and such drips, valves, fitting, meters and other equipment as may be necessary or convenient for such purposes, over, through, under, along and across the following described land, as created by easement grant from the Baptist Theological Union to the Peoples Gas, Light and Coke Company, a corporation of Illinois dated February 11, 1972 and recorded February 15, 1972 as document 21808450, all as shown on the drawing attached thereto, together with the right to use, from time to time, any adjoining or adjacent vacant land of said grantor as reasonably required for such purposes, and the right of access to said land for said purposes, and all the covenants, reservations and conditions contained therein:

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a strip of land being the East 9 feet of the South 1/2 of lot 7 in Block 4 in fractional Section 15 Addition to Chicago in Section 15, Township 39 north, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

14. access/maintenance easement dated March 8, 2007 and recorded March 13, 2007 as Document 0707234104 in favor of MDE Thermal Technologies, Inc.;
15. encroachment of the pilaster wall located mainly on the land onto the property west and adjoining by approximately 0.06 feet, as shown on plat of survey number 120531(Y) prepared by Certified Survey Inc. dated December 7, 2012, last revised December 19, 2012;
16. acts done or suffered by Grantee.

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