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This instrument prepared by:
Brian A. Cohen, Esq.
DLA Piper LLP (US)
203 N. LaSalle St., Suite 1900
Chicago, Illinois 60601

After recording return to:
Mark M. Lyman, Esq.
Henderson & Lyman
175 W. Jackson Blvd., Suite 240
Chicago, Illinois 60604

Mail tax bills to:
Patrick C. Dowd
457 N. Canal Street
Chicago, Illinois 60654



Doc#: 1331239056 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/08/2013 01:26 PM Pg: 1 of 7

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Indenture is made as of the 28th day of October, 2013, between **LAKE TOWER DEVELOPMENT, LLC**, a Delaware limited liability company ("Grantor"), whose address is c/o MB Real Estate, 181 West Madison, Suite 4700, Chicago, IL 60602, and **PATRICK DOWD AND CATHERINE DOWD**, his wife, as joint tenants with the right of survivorship ("Grantee"), whose address is 457 N. Canal Street, Chicago, Illinois 60654.

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

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



Box 400-CTCC

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

REAL ESTATE TRANSFER	11/06/2013
<hr/>	
	CHICAGO: \$7,800.00
	CTA: \$3,120.00
	TOTAL: \$10,920.00
<hr/>	
14-28-319-092-0000 20131001600512 PTUMPO	

REAL ESTATE TRANSFER	11/06/2013
<hr/>	
	COOK \$520.00
	ILLINOIS: \$1,040.00
	TOTAL: \$1,560.00
<hr/>	
14-28-319-092-0000 20131001600512 4ZXEO9	

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

LAKE TOWER DEVELOPMENT, LLC, a Delaware limited liability company

By: **2520 PT Sub, LLC**, a Delaware limited liability company, its sole member

By: [Signature]
Name: Robert J. Hughes
Title: Vice President

STATE OF CT)
COUNTY OF Hartford) SS.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Robert J. Hughes, Vice President of 2520 PT Sub, LLC, a Delaware limited liability company, the sole member of LAKE TOWER DEVELOPMENT, LLC, a Delaware limited liability company, being the Grantor in the foregoing instrument, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of the Grantor, all for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 28th day of October, 2013.

[Signature]
Notary Public

My Commission expires:

PEGGY LIPTACK
Notary Public - Connecticut
My Commission Expires
April 30, 2016

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1A:

LOTS 19 AND 19* IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT 1132729082, IN COOK COUNTY, ILLINOIS.

PARCEL 1B: (PARCEL C-19 (LEVEL 1))

THE SOUTHWESTERLY 27.00 FEET OF THE NORTHEASTERLY 134.67 FEET (AS MEASURED PERPENDICULARLY) OF THE FOLLOWING DESCRIBED PARCEL:

PARCEL C:

LEVEL 1:

THAT PART OF LOT 2*, HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +12.06 FEET, CHICAGO CITY DATUM, AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +22.14 FEET, CHICAGO CITY DATUM AND TWO INCLINED PLANES WHOSE SURFACE ELEVATIONS ARE SHOWN ON THE TABLES BELOW:

ELEVATION TABLE A

ELEVATION POINT	CHICAGO CITY DATUM
"A"	+22.97'
"B"	+22.97'
"C"	+22.47'
"D"	+22.47'

ELEVATION TABLE B

ELEVATION POINT	CHICAGO CITY DATUM
"B"	+26.72'
"E"	+26.72'
"D"	+26.22'
"F"	+26.22'

AND THAT PART OF LOT 2F, HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +12.06 FEET, CHICAGO CITY DATUM, AND HAVING AS AN UPPER

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LIMIT A HORIZONTAL PLANE OF ELEVATION +26.47 FEET, CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTHWEST CORNER OF SAID LOT 2*, BEING ALSO THE SOUTHWEST OF LOT 13; THENCE NORTH 67 DEGREES 30 MINUTES 00 SECONDS EAST, ALONG A NORTHWESTERLY LINE OF SAID LOT, BEING ALSO THE SOUTHEASTERLY LINE OF LOTS 13 THROUGH 23 INCLUSIVE, 296.67 FEET TO AN ANGLE CORNER IN SAID LOT 2* AND THE SOUTHEAST CORNER OF LOT 23 AFORESAID; THENCE SOUTH 22 DEGREES 30 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 20.67 FEET; THENCE SOUTH 67 DEGREES 30 MINUTES 00 SECONDS WEST, ALONG A LINE DRAWN 20.67 FEET (AS MEASURED PERPENDICULARLY) SOUTHERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 296.67 FEET TO A POINT ON THE WESTERLY LINE LOT 2F; THENCE NORTH 22 DEGREES 30 MINUTES 00 SECONDS WEST, ALONG SAID WESTERLY LINE AND ALONG A WESTERLY LINE OF LOT 2* AFORESAID, 20.67 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING;

ALL IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AND RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT NUMBER 1132729082, IN COOK COUNTY, ILLINOIS.

EASEMENT PARCEL 1C:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCELS 1A AND 1B, CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKE TOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222017;

i) FOR THE PURPOSE OF INGRESS AND EGRESS FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, PEDESTRIAN EMERGENCY EGRESS, AND FOR COMMON WALLS, FLOORS AND CEILINGS AND USE OF THE PARK OVER THOSE PARTS OF THE RESIDENTIAL PARCEL AS DESCRIBED THEREIN; AND

ii) FOR THE PURPOSE OF INGRESS AND EGRESS FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, GARAGE ACCESS AND LOADING DOCK WITHIN THE GARAGE PARCEL AS DESCRIBED THEREIN.

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EASEMENT PARCEL 1D:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1A AND 1B, AS CREATED BY SECTION 4c OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKE TOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222013, FOR THE PURPOSE OF INGRESS AND EGRESS BETWEEN SAID PARCEL 1A AND 1B AND THE GARAGE (AS DESCRIBED THEREIN) OVER THE FOLLOWING DESCRIBED LAND:

PARCEL C AS DESCRIBED IN SAID DECLARATION AMENDMENT 1217222013 ON EXHIBIT K AND DEPICTED ON EXHIBIT L (EXCEPT THAT PART FALLING IN PARCEL C-19 IN PARCEL 1B HEREIN).

*LOTS ARE AIR RIGHTS

ADDRESS: Vacant lot along ¹⁴Derning Place, adjacent to 2550 N. Lakeview, Chicago, Illinois 60614

PINS: part of 14-28-319-064 (Lots 2 and 2*)
14-28-319-092 (Lots 19 and 19*)

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EXHIBIT B PERMITTED EXCEPTIONS

(1) general real estate taxes not due and payable; (2) applicable zoning and building laws and ordinances and other ordinances of record; (3) encroachments, if any, which do not materially affect the use of the property described on Exhibit A as a residence; (4) easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the property described on Exhibit A as a residence; (5) the Declaration of Covenants, Conditions, Restrictions and Easements for the Lincoln Park 2520 Homeowners' Association (n/k/a the Lincoln Park 2550 Homeowners' Association) recorded with the Recorder of Deeds of Cook County on October 27, 2011 as Document No. 1130029046 and the Lincoln Park 2520 Chicago, Illinois – Declaration of Covenants, Conditions, Restrictions and Easements recorded with the Recorder of Deeds of Cook County on October 27, 2011 as Document No. 1130029045, as each may be amended from time to time, (6) any construction easement agreement including all amendments and exhibits thereto; (7) the Post-Closing Agreement entered into concurrently herewith by and between Grantor and Grantee, together with the memorandum thereof to be recorded; (8) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and (9) liens and other matters of title over which Chicago Title Insurance Company is willing to insure at Grantor's expense.