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G!T

**This Instrument Prepared By:**

Dana R. White  
Burke, Warren, MacKay  
& Serritella, P.C.  
330 N. Wabash, 21<sup>st</sup> Floor  
Chicago, Illinois 60611-3607



**Doc#: 1334357038 Fee: \$42.00**  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/09/2013 11:54 AM Pg: 1 of 3

**Upon Recordation Return to:**

Joseph Palmisano  
Palmisano & Moltz  
19 S. LaSalle St., Suite 900  
Chicago, Illinois 60603

**SPECIAL WARRANTY DEED**

THIS INDENTURE made this 5<sup>th</sup> day of December, 2013, between **318 SOUTH MICHIGAN LLC**, an Illinois limited liability company, of 2234 W. North Avenue, Chicago, Illinois 60647 (the "Grantor"), and **SAM PAPPAS\*** of Chicago, Illinois (the "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

\* Single man, NOT PARTY TO A CIVIL UNION

See Exhibit A attached hereto

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, upon the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (1) general real estate taxes not due and payable at the time of Closing;
- (2) the Illinois Condominium Property Act;
- (3) the Richelieu Flats Condominium Documents and the Metropolitan Towers Condominium Declaration, including all amendments and exhibits;
- (4) applicable zoning and building laws and ordinances and other ordinances of record;
- (5) encroachments, if any;
- (6) acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (7) utility easements, if any, whether recorded or unrecorded;
- (8) leases and licenses affecting the Common Elements;
- (9) covenants, conditions, restrictions, easements and agreements of record, including, without limitation, that certain Reciprocal Easement Agreement by and among 310 South Michigan Avenue,

# UNOFFICIAL COPY

L.L.C., an Illinois limited liability company, 310 Retail, L.L.C., an Illinois limited liability company, 318 Residential, L.L.C., an Illinois limited liability company and 318 Retail, L.L.C., an Illinois limited liability company, dated as of December 17, 2007 and recorded in the Office of the Cook County Recorder of Deeds on December 17, 2007 as Document Number 0735103077, as the same has been amended and may be amended further from time to time, which Grantee shall, by accepting the conveyance of the Unit Ownership, be deemed to have accepted and ratified as of the Closing Date; and (10) liens and other matters of title over which the Title Insurer is willing to insure without cost to Grantee.

**IN WITNESS WHEREOF**, the Grantor has caused its name to be signed to these presents the day and year first above written.

GRANTOR:

318 SOUTH MICHIGAN LLC,  
an Illinois limited liability company

By: 

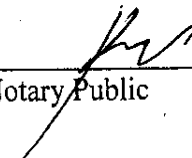
Name: Brian Goldberg

Its: Manager

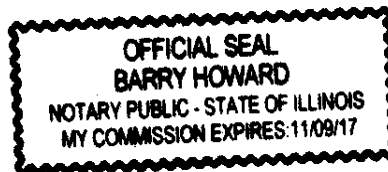
STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian Goldberg personally known to me to be the Manager of 318 SOUTH MICHIGAN 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 Manager, he signed, sealed and delivered the said instrument pursuant to authority given by the Company, as his free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 5<sup>th</sup> day of December, 2013

  
\_\_\_\_\_  
Notary Public

Send Future Tax Bills To:  
Sam Pappas  
318 South Michigan Ave.  
Unit 600  
Chicago, IL 60604



# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

PARCEL 1: UNIT 600 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RICHELIEU FLATS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO 1136218047, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: PARKING SPACE UNITS P5-35 AND P5-36 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE METROPOLITAN TOWER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0735103078, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-15-107-079-1004; 17-15-107-078-1261; and 17-15-107-078-1262

Address of Real Estate: UNIT 600, 318 S. MICHIGAN AVENUE, CHICAGO, ILLINOIS<sup>60604</sup> and PARKING SPACE UNITS P5-35 AND P5-36 in garage located at 310 S. MICHIGAN AVENUE, CHICAGO, ILLINOIS

**REAL ESTATE TRANSFER** 12/05/2013



**CHICAGO:** \$9,825.00  
**CTA:** \$3,930.00  
**TOTAL:** \$13,755.00

17-15-107-079-1004 | 20131101606505 | 3J6M6X

**REAL ESTATE TRANSFER** 12/05/2013



**COOK** \$655.00  
**ILLINOIS:** \$1,310.00  
**TOTAL:** \$1,965.00

17-15-107-079-1004 | 20131101606505 | LPY9HD