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RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Shefsky & Forelich Ltd.
111 East Wacker Drive
Suite 2800
Chicago, IL 60601
Attention: Kimberly M. Reed, Esq.

Doc#: 1335804050 Fee: \$54.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/24/2013 09:55 AM Pg: 1 of 9

201302742/8931371

SPECIAL WARRANTY DEED

WILLETS/MILWAUKEE LOGAN SB1, L.L.C., a Delaware limited liability company ("Grantor"), for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, hereby sells and conveys to NORTH WILLETS HOLDING COMPANY, LLC, an Illinois limited liability company ("Grantee"), the real property located in Cook County, Illinois, and described in Exhibit A attached hereto and incorporated herein by this reference, with all its appurtenances and any improvements thereon (the "Property"), and warrants the title to the same against all persons claiming under Grantor, subject to those matters identified in Exhibit B attached hereto and incorporated herein by this reference.

SIGNED on the 9th day of December, effective on the 12th day of December, 2013.

[EXECUTION PAGE FOLLOWS]

REAL ESTATE TRANSFER 12/16/2013



CHICAGO: \$49,125.00
CTA: \$19,650.00
TOTAL: \$68,775.00

13-25-315-023-0000 | 20131201601156 | 43QYN8

REAL ESTATE TRANSFER 12/16/2013



COOK \$3,275.00
ILLINOIS: \$6,550.00
TOTAL: \$9,825.00

13-25-315-023-0000 | 20131201601156 | P54VWV

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BOX 333-CTI

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GRANTOR:

WILLETS/MILWAUKEE LOGAN SB1, L.L.C.,
a Delaware limited liability company

By: [Signature]
Name: Richard Spinelli
Title: Authorized Signatory

STATE OF Connecticut
COUNTY OF Greenwich)
Fairfield)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Richard Spinelli, the Authorized Signatory of WILLETS/MILWAUKEE LOGAN SB1, L.L.C. (the "Company") appeared before me this day in person and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 9th day of December, 2013.

[Signature]
Notary Public

VERNICE BRIGGS
NOTARY PUBLIC
State of Connecticut
My Commission Expires
October 31, 2014

SEND SUBSEQUENT TAX BILLS TO:

North Willets Holding Company, LLC
1 Grant Avenue
Old Greenwich, CT 06870

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EXHIBIT "A" TO SPECIAL WARRANTY DEED

Permanent Real Estate Index Number:

13-25-315-023-0000	13-25-315-024-0000
13-25-315-025-0000	13-25-315-026-0000
13-25-315-071-1001	13-25-315-071-1002
13-25-315-071-1003	13-25-315-071-1004
13-25-315-071-1005	13-25-315-071-1007
13-25-315-071-1008	13-25-315-071-1009
13-25-315-071-1010	13-25-315-071-1011
13-25-315-071-1012	13-25-315-071-1013
13-25-315-070-0000	

Address of Real Estate: 2504-2516 North Willets Avenue
Chicago, IL 60618

PARCEL 1:

LOTS 6, 7, 8 AND 9 IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1A:

EXCLUSIVE EASEMENT FOR THE CONTINUED EXISTENCE OF THE WALL LOCATED ALONG THE NORTHWEST LINE OF LOTS 8 AND 9 ("LOTS") OF PARCEL 1 AND A NON-EXCLUSIVE EASEMENT FOR THE MAINTENANCE OF SAID WALL FOR THE BENEFIT OF SAID LOTS, AS CREATED BY EASEMENT AGREEMENT RECORDED MARCH 29, 2013 AS DOCUMENT 1308839020, OVER, UPON AND ACROSS THE EASEMENT PARCEL DESCRIBED AS: A PORTION OF LOT 10 IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DEPICTED IN EXHIBIT C OF THE EASEMENT AGREEMENT.

PARCEL 1B:

NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND ACCESS TO THE WALL LOCATED ALONG THE NORTHWEST LINE OF LOTS 8 AND 9 ("LOTS") OF PARCEL 1 FOR THE BENEFIT OF SAID LOTS, AS CREATED BY EASEMENT AGREEMENT RECORDED MARCH 29, 2013 AS DOCUMENT 1308839020, OVER, UPON AND ACROSS THE ASSOCIATION PARCEL DESCRIBED AS THE 2518-20 N. WILLETTS CONDOMINIUMS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM PURSUANT TO THE CONDOMINIUM PROPERTY ACT FOR 2518-20 N. WILLETTS CONDOMINIUMS RECORDED DECEMBER 27, 2006 AS DOCUMENT NUMBER 0636109080 ON THE FOLLOWING PARCEL: LOTS 10 AND 11 IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DESCRIBED IN EXHIBIT A OF THE EASEMENT AGREEMENT.

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PARCEL 2:

UNITS A, B, C, D, 3N, G-1, G-2, G-3, G-4, G-5, P-3 AND P-4 IN THE 2504-06 N. WILLETTS CONDOMINIUM AT LOGAN STATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 4 AND 5 IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS APPENDIX "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0935516012 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 2 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 2504-06 N. WILLETTS, CHICAGO, ILLINOIS RECORDED DECEMBER 21, 2009 AS DOCUMENT NUMBER 0935516011.

PARCEL 4:

UNIT IN

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 17.90 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.00 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 4 AND 5, TAKEN TOGETHER AS A TRACT, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID TRACT, BEING ALSO A POINT ON THE SOUTHWESTERLY LINE OF NORTH WILLETTS COURT DISTANT 28.75 FEET NORTHWESTERLY FROM ITS INTERSECTION WITH THE WEST LINE OF NORTH SACRAMENTO AVENUE; THENCE CONTINUING NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID TRACT, BEING ALSO THE SOUTHWESTERLY LINE OF SAID NORTH WILLETTS COURT, A DISTANCE OF 25.39 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 48 MINUTES 52 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHWESTERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2.98 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A FOUR STORY BRICK BUILDING COMMONLY KNOWN AS 2504-06 NORTH WILLETTS COURT IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE NORTHWESTERLY, A DISTANCE OF 14.73 FEET; SOUTHWESTERLY, A DISTANCE OF 16.83 FEET; NORTHWESTERLY, A DISTANCE OF 2.40 FEET; SOUTHWESTERLY, A DISTANCE OF 4.75 FEET; NORTHWESTERLY, A DISTANCE OF 1.70 FEET; SOUTHWESTERLY, A DISTANCE OF 1.55 FEET; SOUTHEASTERLY, A DISTANCE OF 0.66 FEET; SOUTHWESTERLY, A DISTANCE OF 11.45 FEET;

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NORTHWESTERLY, A DISTANCE OF 5.16 FEET; SOUTHWESTERLY, A DISTANCE OF 12.20 FEET; SOUTHEASTERLY, A DISTANCE OF 10.67 FEET; NORTHEASTERLY, A DISTANCE OF 0.22 FEET; SOUTHEASTERLY, A DISTANCE OF 13.15 FEET; NORTHEASTERLY, A DISTANCE OF 39.55 FEET TO THE POINT OF BEGINNING.

AND

UNIT 1S

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 17.90 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.00 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 4 AND 5, TAKEN TOGETHER AS A TRACT, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID TRACT, BEING ALSO A POINT ON THE SOUTHWESTERLY LINE OF NORTH WILLETTS COURT DISTANT 28.75 FEET NORTHWESTERLY FROM ITS INTERSECTION WITH THE WEST LINE OF NORTH SACRAMENTO AVENUE; THENCE CONTINUING NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID TRACT, BEING ALSO THE SOUTHWESTERLY LINE OF SAID NORTH WILLETTS COURT, A DISTANCE OF 0.65 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 59 MINUTES 06 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHWESTERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2.85 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A FOUR STORY BRICK BUILDING COMMONLY KNOWN AS 2504-06 NORTH WILLETTS COURT IN CHICAGO, BEING THE

POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE, NORTHWESTERLY, A DISTANCE OF 23.77 FEET; SOUTHWESTERLY, A DISTANCE OF 33.46 FEET; SOUTHEASTRELY, A DISTANCE OF 0.25 FEET; SOUTHWESTERLY, A DISTANCE OF 12.80 FEET; SOUTHEASTERLY, A DISTANCE OF 23.60 FEET; NORTHEASTERLY, A DISTANCE OF 52.48 FEET TO THE POINT OF BEGINNING.

AND

UNIT P-1

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 17.08 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.08 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 4 AND 5, TAKEN TOGETHER AS A TRACT IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID TRACT, THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF TRACT A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 49 MINUTES 39 SECONDS MEASURED COUNTER-CLOCKWISE, SOUTHEASTERLY TO NORTHEASTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 18.00 FEET; THENCE SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 10 MINUTES 21 SECONDS MEASURED COUNTER-CLOCKWISE, SOUTHWESTERLY TO SOUTHEASTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 8.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 49 MINUTES 39 SECONDS MEASURED COUNTER CLOCKWISE, NORTHWESTERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 18.00 FEET TO THE POINT ON THE SOUTHWESTERLY LINE OF TRACT; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF TRACT MAKING AN ANGLE OF 90 DEGREES 10 MINUTES 21 SECONDS MEASURED COUNTERCLOCKWISE, NORTHEASTERLY TO NORTHWESTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

AND

P-2

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 17.08 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.08 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 4 AND 5, TAKEN TOGETHER AS A TRACT, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID TRACT, THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF TRACT A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 49 MINUTES 39 SECONDS MEASURED CCOUNTER-CLOCKWISE, SOUTHEASTERLY TO NORTHEASTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 18.00 FEET; THENCE SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 10 MINUTES 21 SECONDS MEASURED COUNTER-CLOCKWISE, SOUTHWESTERLY TO SOUTHEASTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 8.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 49 MINUTES 39 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHWESTERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 18.00 FEET TO THE POINT ON THE SOUTHWESTERLY LINE OF TRACT; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF TRACT MAKING AN ANGLE OF 90 DEGREES 10 MINUTES 21 SECONDS MEASURED COUNTERCLOCKWISE, NORTHEASTERLY TO NORTHWESTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

AND

P-6

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THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 17.08 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.08 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 4 AND 5, TAKEN TOGETHER AS A TRACT, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID TRACT, THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF TRACT A DISTANCE OF 18.00 FEET TO THE POINT; THENCE SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 49 MINUTES 39 SECONDS MEASURED CLOCKWISE, NORTHEASTERLY TO SOUTHEASTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 49 MINUTES 39 SECONDS MEASURED COUNTER-CLOCKWISE, SOUTHEASTERLY TO NORTHEASTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 8.00 FEET; THENCE SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 10 MINUTES 21 SECONDS MEASURED COUNTER-CLOCKWISE, SOUTHWESTERLY TO SOUTHEASTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 18.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 49 MINUTES 39 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHWESTERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBED COURSE A DISTANCE OF 4.70 FEET; THENCE NORTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 04 MINUTES 09 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHEASTERLY TO NORTHWESTERLY FROM THE LAST DESCRIBED COURSE A DISTANCE OF 3.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 04 MINUTES 09 SECONDS MEASURED CLOCKWISE, SOUTHEASTERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBED COURSE A DISTANCE OF 3.30 FEET; THENCE NORTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 10 MINUTES 21 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHEASTERLY TO NORTHWESTERLY TO FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 4 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 2504-06 N. WILLETTS, CHICAGO, ILLINOIS RECORDED DECEMBER 21, 2009 AS DOCUMENT NUMBER 0935516011

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EXHIBIT "B" TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. TAXES AND SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE.
2. ALL RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED RESIDENTIAL LEASES, AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH, OR UNDER THE LESSEES.
3. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, AND ANY OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PROPERTY.
4. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
5. BUILDING AND ZONING LAWS AND ORDINANCES AND STATE AND FEDERAL REGULATIONS.
6. RESERVATION OF ANY MINERALS OR MINERAL RIGHTS.
7. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 21, 2009 AS DOCUMENT NO. 0935516012, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT. (AFFECTS PARCEL 2)
8. TERMS AND PROVISIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 2504-06 N. WILLETTS, CHICAGO, ILLINOIS RECORDED DECEMBER 21, 2009 AS DOCUMENT 0935516011 TO PROVIDE FOR THE EFFICIENT USE AND OPERATION OF THE "TOTAL PROPERTY" AS HEREIN DEFINED.
9. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCELS 1A AND 1B CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT, RECORDED AS DOCUMENT 1308839020, AND (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
10. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCELS 3 (RECORDED AS DOCUMENT NUMBER 0935516011) AND 5 (RECORDED AS DOCUMENT NUMBER 0935516011) CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT, AND (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
11. ENCROACHMENT OF BUILDING LOCATED MAINLY ON THE LAND NORTHWESTERLY AND ADJOINING PARCEL 1 ONTO PARCEL 1 BY RANGING FROM 0.03 FEET TO 0.04 FEET AS DISCLOSED BY SURVEY BY PROFESSIONALS ASSOCIATED SURVEY, INC., NUMBER 02-62319, LAST REVISED APRIL 30, 2005.
12. ENCROACHMENT OF FENCE POST AS FOLLOWS:

LOCATED MAINLY ON LOTS 4 TO 9 ONTO PUBLIC PROPERTY NORTHEASTERLY AND ADJOINING BY RANGING FROM 0.34 FEET TO 0.71 FEET AND THE CONCRETE WALL

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NORTHEASTERLY BY 0.62 FEET, AS DISCLOSED BY PROFESSIONALS ASSOCIATED SURVEY, INC. , NUMBER 02-62319, LAST REVISED APRIL 30, 2005

13. ANY MATTER THAT IS SHOWN ON THE SURVEYS PREPARED BY PROFESSIONALS ASSOCIATED SURVEY INC., ORDER NUMBERS 06-73869, 06-75566 AND 06-75567 (ALL DATED 12-1-11), AND NOT OBJECTED TO PURSUANT TO THIS AGREEMENT

Property of Cook County Clerk's Office