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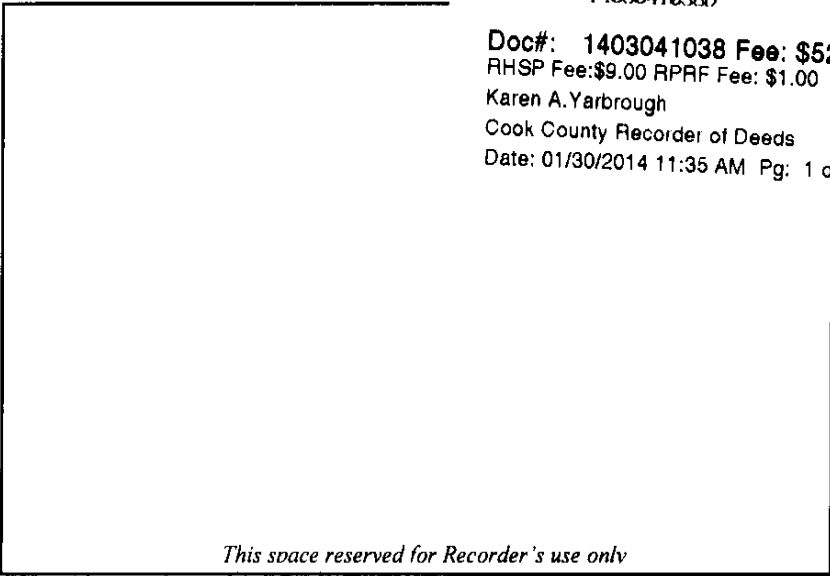
Doc#: 1403041038 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/30/2014 11:35 AM Pg: 1 of 8

This document was prepared by:

Duval & Stachenfeld LLP
555 Madison Avenue, 6th Floor
New York, New York 10022

After recording return to and
mail tax bills to:

MW Marina, LLC
c/o Centrum Partners LLC
225 W. Hubbard Street, 4th Floor
Chicago, Illinois 60654



SPECIAL WARRANTY DEED

MW-CPAG MARINA HOLDINGS, L.L.C., a Delaware limited liability company ("**Grantor**"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by MW MARINA, LLC, an Illinois limited liability company ("**Grantee**"), whose mailing address is c/o Centrum Partners LLC, 225 West Hubbard Street, Suite 400, Chicago, Illinois 60654, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby 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 unto Grantee that certain real property being more particularly described in **Exhibit A** attached hereto and made a part hereof for all purposes (the "**Property**"); subject, however, to those matters described in **Exhibit B** attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise.

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Box 400-CTCC

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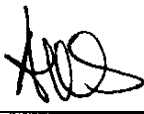
IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Special Warranty Deed as of this 23 day of December, 2013.

GRANTOR:

MW-CPAG MARINA HOLDINGS, L.L.C., a Delaware limited liability company

By: AG Asset Manager, Inc., a Delaware corporation, its manager

By: _____



Name: Adam Schwartz
Title: President

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER 01/08/2014



CHICAGO: \$2,115.00
CTA: \$846.00
TOTAL: \$2,961.00

17-04-300-083-0000 | 20131201605492 | F1DDG1

REAL ESTATE TRANSFER 01/08/2014



COOK \$141.00
ILLINOIS: \$282.00
TOTAL: \$423.00

17-04-300-083-0000 | 20131201605492 | WLKAG

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STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Adam Schwartz, 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of December, 2013.

KRISTIN S. FREY (*Kristin Burke*)
Notary Public, State of New York
No. 01FR6245832
Qualified in New York County
Commission Expires August 8, 2015

Place Notarial Seal Here

Kristin S. Frey (Kristin Burke)
Notary Public

Permanent Real Estate Index Number(s): 17-04-300-085-0000 (Parcel 1), 17-04-300-088-0000 (Parcel 2) and 17-04-300-083-0000 (Parcel 3)

Address of Real Estate:

600 West Chicago Avenue
Chicago, Illinois 60610

Property of Cook County Clerk's Office

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STREET ADDRESS: MARINA-EPORT

CITY:

COUNTY: COOK

TAX NUMBER:

Exhibit A

LEGAL DESCRIPTION:

PARCEL 1:

OUTLOT 3 IN RIVER VILLAGE SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0511644019 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 0610145025, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST THREE (3) FEET OF THE FOLLOWING DESCRIBED TRACTS:

TRACT 1:

THAT PART OF LOTS 1, 2, 3, 4 AND 5 IN BLOCK 95 LYING EAST OF THE DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER TOGETHER WITH LOTS 24, 25, 26 AND A PART OF LOT 23, IN BLOCK 96, LYING EAST OF THE DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER TOGETHER WITH VACATED BRANCH STREET LYING EAST OF THE DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE AN ELEVATION OF 4.00 FEET (BEING THE FINISHED SURFACE OF THE RIVER WALK) AND BELOW AN ELEVATION OF 17.25 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTHWESTERLY LINE OF NORTH KINGSBURY STREET AT A POINT 816.84 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE OF NORTH KINGSBURY STREET AND THE WEST LINE OF NORTH LARRABEE STREET, THAT POINT BEING ALSO THE EXTENSION NORTHEASTERLY OF THE NORTHWESTERLY FACE OF FIVE CONCRETE COLUMNS; THENCE SOUTHWESTERLY WITH AN ANGLE OF 89 DEGREES, 49 MINUTES, 14 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, AND ALONG SAID NORTHWESTERLY FACE, 104.87 FEET TO THE NORTHERLY EXTENSION OF THE WEST FACE OF A BRICK WALL; THENCE SOUTHEASTERLY, ALONG THE WESTERLY FACE OF SAID BRICK WALL, AT AN ANGLE OF 90 DEGREES, 18 MINUTES, 00 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, A DISTANCE OF 1.53 FEET TO THE NORTHWESTERLY FACE OF A 1.00 FOOT BRICK WALL, THENCE SOUTHWESTERLY, ALONG SAID NORTHWESTERLY FACE, PERPENDICULAR TO THE LAST DESCRIBED LINE 124.71 FEET TO THE WEST FACE OF A WALL, AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID WEST, FACE BEING ON A LINE FORMING AN ANGLE OF 89 DEGREES, 52 MINUTES, 22 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, 123.29 FEET TO A POINT TO BE REFERRED TO AS POINT "A"; THENCE FOLLOWING THE FACE OF THE WALL, NORTHEASTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 1.38 FEET TO A BEND POINT IN SAID WALL; THENCE SOUTHEASTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 50.58 FEET; THENCE SOUTHWESTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 13.37 FEET; THENCE SOUTHEASTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 22.89 FEET TO THE CENTER LINE OF A 1.00 FOOT BRICK WALL (SAID POINT BEING 241.58 FEET WEST OF THE WEST LINE OF NORTH KINGSBURY STREET); THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE AND ITS EXTENSION, BEING A LINE FORMING AN ANGLE TO THE LEFT WITH THE LAST DESCRIBED LINE OF 90 DEGREES, 04 MINUTES, 48 SECONDS, 34.00 FEET TO THE DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER TO A POINT TO BE REFERRED TO AS POINT "B"; THENCE NORTHWESTERLY, ALONG SAID DOCK LINE, BEING A LINE FORMING AN ANGLE OF 92 DEGREES, 05 MINUTES, 27 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 8.08 FEET TO A BEND POINT, SAID BEND POINT TO BE REFERRED TO AS POINT "C"; THENCE NORTHWESTERLY, ALONG A LINE FORMING AN ANGLE OF 176 DEGREES, 11 MINUTES, 31 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 252.49 FEET TO A BEND POINT; THENCE NORTHWESTERLY, ALONG A LINE FORMING AN ANGLE OF 173 DEGREES, 39 MINUTES, 01 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 140.75 FEET TO THE NORTH FACE AND ITS EXTENSION OF A BRICK WALL; THENCE NORTHEASTERLY 19.53 FEET TO THE POINT OF BEGINNING,

TRACT 2:

THAT PART OF SAID LOTS LYING ABOVE AN ELEVATION OF 17.25 FEET AND BELOW AN ELEVATION OF 35.00 FEET, CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS; COMMENCING AT THE AFORESAID POINT OF BEGINNING; THENCE SOUTHEASTERLY, ALONG A LINE 123.29 FEET TO THE AFORESAID POINT "A" AND POINT OF

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BEGINNING; THENCE NORTHEASTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 1.38 FEET TO A BEND POINT IN SAID WALL; THENCE SOUTHEASTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 50.58 FEET; THENCE SOUTHWESTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 17.20 FEET; THENCE SOUTHEASTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 89.05 FEET; THENCE SOUTHWESTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 5.33 FEET; THENCE SOUTHEASTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 15.50 FEET; THENCE SOUTHWESTERLY, 21.91 FEET TO THE AFORESAID NORTHEASTERLY DOCK LINE; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY DOCK LINE, BEING A LINE FORMING AN ANGLE OF 88 DEGREES, 21 MINUTES, 46 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 139.14 FEET TO A BEND POINT; THENCE NORTHWESTERLY, ALONG A LINE FORMING AN ANGLE OF 173 DEGREES, 39 MINUTES, 01 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 60.50 FEET; THENCE NORTHEASTERLY, ALONG A LINE FORMING AN ANGLE OF 97 DEGREES, 59 MINUTES, 14 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 15.26 FEET; THENCE SOUTHEASTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 43.87 FEET; THENCE NORTHEASTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 15.42 FEET TO THE AFORESAID POINT "A" AND POINT OF BEGINNING,

TRACT 3:

THAT PART OF SAID LOTS LYING ABOVE AN ELEVATION OF 17.25 FEET AND BELOW AN ELEVATION OF 35.00 FEET, CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS; BEGINNING AT THE AFORESAID POINT "B"; THENCE NORTHWESTERLY, 8.08 FEET TO THE AFORESAID POINT "C", THENCE NORTHWESTERLY, ALONG A LINE FORMING AN ANGLE OF 176 DEGREES, 11 MINUTES, 31 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, AND ALONG THE AFORESAID NORTHEASTERLY DOCK LINE, 50.45 FEET; THENCE NORTHEASTERLY, ALONG A LINE FORMING AN ANGLE OF 91 DEGREES, 38 MINUTES, 14 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 29.04 FEET; THENCE SOUTHEASTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 58.46 FEET TO THE CENTERLINE AND ITS EXTENSION OF THE AFORESAID BRICK WALL; THENCE SOUTHWESTERLY, ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 04 MINUTES, 48 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 30.17 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

AND

TRACT 4:

THAT PART OF LOTS 21, 22 AND 23 IN BLOCK 96 IN ELSTON'S ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING BETWEEN THE SOUTHWESTERLY LINE OF NORTH KINGSBURY STREET AND THE NORTH BRANCH OF THE CHICAGO RIVER, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTHWESTERLY LINE OF NORTH KINGSBURY STREET AT A POINT 816.68 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE OF NORTH KINGSBURY STREET AND THE WEST LINE OF NORTH LARRABEE STREET, SAID POINT BEING ALSO THE EXTENSION NORTHEASTERLY OF THE NORTHWESTERLY FACE OF FIVE (5) CONCRETE COLUMNS; THENCE SOUTHWESTERLY, AT AN ANGLE OF 89 DEGREES, 49 MINUTES, 14 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, AND ALONG SAID NORTHWESTERLY FACE 104.87 FEET TO THE NORTHERLY EXTENSION OF THE WEST FACE OF THE BRICK WALL; THENCE SOUTHEASTERLY ALONG THE WESTERLY FACE OF SAID BRICK WALL, AT AN ANGLE OF 90 DEGREES, 18 MINUTES, 00 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE, A DISTANCE OF 1.53 FEET TO THE NORTHWESTERLY FACE OF A 1.00 FOOT BRICK WALL; THENCE SOUTHWESTERLY, ALONG SAID NORTHWESTERLY FACE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 117.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG THE LAST DESCRIBED LINE 26.86 FEET TO THE NORTHEASTERLY DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE NORTHWESTERLY AT AN ANGLE OF 82 DEGREES, 08 MINUTES, 24 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, AND ALONG SAID NORTHEASTERLY DOCK LINE, 0.99 FEET; THENCE CONTINUING ALONG SAID DOCK LINE, AT AN ANGLE OF 178 DEGREES, 24 MINUTES, 38 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 119.19 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 99 DEGREES, 34 MINUTES, 36

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SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, A DISTANCE OF 31.44 FEET; THENCE SOUTHEASTERLY AT AN ANGLE OF 80 DEGREES, 00 MINUTES, 00 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, A DISTANCE OF 95.18 FEET; THENCE SOUTHWESTERLY AT AN ANGLE OF 100 DEGREES, 07 MINUTES, 04 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE, 8.07 FEET; THENCE SOUTHEASTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 24.82 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 AS CREATED BY AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT, DATED OCTOBER 9, 2002 AND RECORDED OCTOBER 15, 2002 AS DOCUMENT 21128849 FOR THE FOLLOWING PURPOSE:

<p>A. INGRESS AND EGRESS AND USE FACILITIES IN THE CATALOG BUILDING AND GARAGE BUILDING</p> <p>BUILDING EASEMENT FACILITIES AND GARAGE EASEMENT FACILITIES</p> <p>OF EASEMENT FACILITIES IN GARAGE BUILDING</p> <p>SANITARY SEWER MAIN CONNECTION AND GAS MAIN CONNECTION</p> <p>PERMITTING EXISTENCE OF ENCROACHMENTS IN CATALOG BUILDING AND GARAGE BUILDING</p> <p>EXTERIOR MAINTENANCE FACILITIES</p>	<p>C. USE OF MAINTENANCE OF CATALOG BUILDING AND</p> <p>E. MAINTENANCE AND USE COMMON WALLS, CEILINGS AND FLOORS</p> <p>G. WATER MAIN CONNECTION, UTILITIES</p> <p>I. OWNED</p>	<p>B. STRUCTURAL SUPPORT</p> <p>D. MAINTENANCE OF CATALOG BUILDING AND</p> <p>F. SUPPORT, ENCLOSURE, USE AND MAINTENANCE OF CATALOG BUILDING AND</p> <p>H. UTILITIES</p> <p>J. DUMPSTERS</p> <p>L. DUMPSTERS</p> <p>M. OWNED</p>	<p>O. OVERHANGING BALCONIES;</p>
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OVER THE LAND DESCRIBED IN EXHIBITS ATTACHED THERETO.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY EASEMENT AGREEMENT RECORDED JULY 19, 2002 AS DOCUMENT 0020790567, AND AS AMENDED BY FIRST AMENDMENT RECORDED AS DOCUMENT 0318407009, GRANTING A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS OR UNDER TOWNHOMES PARCEL COMMON AREAS FOR THE PROVISIONS OF ELECTRIC, WATER, GAS AND OTHER UTILITIES TO SERVE THE MARINA PARCEL; FOR MAINTENANCE, USE AND OPERATION OF AND TO SERVE ANY OF THE MARINA IMPROVEMENTS; INGRESS AND EGRESS TO AND FROM THE MARINA PARCEL THROUGH THE TOWNHOMES PARCEL COMMON AREAS; TEMPORARY EASEMENT OVER TOWNHOME PARCEL COMMON AREAS TO PERMIT THE CONSTRUCTION OF THE MARINA IMPROVEMENTS CONSTRUCTED BY MW-CPAG HOLDINGS ON THE MARINA PARCEL; MAINTENANCE OF THE SEA WALL.

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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (2006)**SCHEDULE B**

POLICY NUMBER: 1401 - 008886889 - D2

EXCEPTIONS FROM COVERAGE (CONTINUED)*Exhibit B*

D 8. RIGHTS OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND LYING WITHIN THE BED OF THE NORTH BRANCH OF THE CHICAGO RIVER AND THE BRANCH CANAL; AND THE RIGHTS OF OTHER OWNERS OF LAND BORDERING ON THE RIVER WITH RESPECT TO THE WATER OF SAID RIVER.

E 9. RIGHTS OF CITY OF CHICAGO TO MAINTAIN FACILITIES LOCATED ON THE LAND AS DISCLOSED BY MAPS FROM THE CITY OF CHICAGO OCTOBER 17, 1967.

F 10. NOTE: THE FOLLOWING ITEM, WHILE APPEARING ON THIS COMMITMENT/POLICY, IS PROVIDED SOLELY FOR YOUR INFORMATION.

THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT(S) FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A PART THEREOF:

DOCUMENT NUMBER: 99716085 DATE OF RECORDING: JULY 27, 1999

G 11. EASEMENT AGREEMENT AND TEMPORARY SHARED FACILITIES AGREEMENT DATED AND RECORDED JULY 25, 2000 AS DOCUMENT 00559756 MADE BY AND BETWEEN MW-CPAG HOLDINGS, L.L.C. AND EPORT 600, L.L.C., GRANTING EASEMENTS FOR SEWER MAIN AND WATER MAIN CONNECTIONS; A TEMPORARY EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND EMERGENCY REPAIRS; TEMPORARY SHARED FACILITIES EASEMENTS; AND A GENERATOR REMOVAL EASEMENTS; AND THE TERMS, PROVISIONS, AND CONDITIONS AS SET FORTH THEREIN.

J 12. (A) TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT DATED MARCH 8, 2001 AND RECORDED MARCH 12, 2001 AS DOCUMENT 0010192877 AND RE-RECORDED APRIL 16, 2001 AS DOCUMENT 0010304717 AND AS AMENDED AND RESTATED BY INSTRUMENT RECORDED OCTOBER 15, 2002 AS DOCUMENT 0021128849, MADE BY AND BETWEEN EPORT PROPERTY OWNER, L.L.C, EPORT RIVERWALK OWNER, L.L.C., AND MW-CPAG HOLDINGS, L.L.C.,

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

O 13. EASEMENT AGREEMENT MADE BY AND BETWEEN MW-CPAG HOLDINGS, L.L.C. AND RIVER VILLAGE TOWNHOMES, LLC RECORDED JULY 19, 2002 AS DOCUMENT 0020790567, AND AS AMENDED BY FIRST AMENDMENT RECORDED AS DOCUMENT 0318407009, GRANTING A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS OR UNDER TOWNHOMES PARCEL COMMON

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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1401 - 008886889 - D2

EXCEPTIONS FROM COVERAGE (CONTINUED)

AREAS FOR THE PROVISIONS OF ELECTRIC, WATER, GAS AND OTHER UTILITIES TO SERVE THE MARINA PARCEL; FOR MAINTENANCE, USE AND OPERATION OF AND TO SERVE ANY OF THE MARINA IMPROVEMENTS; INGRESS AND EGRESS TO AND FROM THE MARINA PARCEL THROUGH THE TOWNHOMES PARCEL COMMON AREAS; TEMPORARY EASEMENT OVER TOWNHOME PARCEL COMMON AREAS TO PERMIT THE CONSTRUCTION OF THE MARINA IMPROVEMENTS CONSTRUCTED BY MW-CPAG HOLDINGS ON THE MARINA PARCEL; MAINTENANCE OF THE SEA WALL; AND THE TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS AS SET FORTH THEREIN.

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