

# UNOFFICIAL COPY



Doc#: 1403601046 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/05/2014 10:20 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED  
BY:

Joy Goldman  
MELTZER, PURTILL & STELLE LLC  
300 South Wacker Drive  
Suite 3500  
Chicago, IL 60606

PIN: See Exhibit A

ABOVE SPACE FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY

## DEED

FIRST AMERICAN  
File # 2505728

This Special Warranty Deed made as of this 14<sup>th</sup> day of January, 2014 between FINANCIAL INVESTMENTS CORPORATION, an Illinois corporation ("Grantor"), duly authorized to transact business in the State of Illinois, and PETER L. DAKURAS and NANCY E. DAKURAS, husband and wife, as joint tenants ("Grantee"), WITNESSETH, that 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 by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, ASSIGN AND CONVEY unto the Grantee and to Grantee's heirs 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:

*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 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, unto Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 405 North Wabash Parking Condominium, recorded in Cook County, Illinois as Document No., 00977089 and all exhibits thereto, as amended from time to time ("Condominium Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for themselves and their successors, do covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that they have 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


Handwritten signature and initials: Y.P.H., S.S., SC, WT



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recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (a) General real estate taxes for the current year not yet due and for subsequent years;
- (b) intentionally deleted;
- (c) Easements, covenants, restrictions, agreements, conditions, encroachments and building lines of record;
- (d) The Condominium Declaration;
- (e) The Illinois Condominium Property Act;
- (f) Applicable zoning and building laws and ordinances;
- (g) Unrecorded public utility easements, if any;
- (h) Plats of dedication and covenants thereof; and
- (i) Declaration of Easements, Restrictions, and Covenants recorded in Cook County, Illinois as Document No. 00977089, including all exhibits thereto, as amended from time to time.

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER		01/22/2014
	CHICAGO:	\$375.00
	CTA:	\$150.00
	TOTAL:	\$525.00
17-10-132-040-1044   20140101601173   JG9TVX		

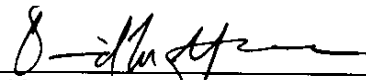
REAL ESTATE TRANSFER		01/22/2014
 	COOK	\$25.00
	ILLINOIS:	\$50.00
	TOTAL:	\$75.00
17-10-132-040-1044   20140101601173   F73T7G		

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

**GRANTOR:**

FINANCIAL INVESTMENTS CORPORATION,  
an Illinois corporation

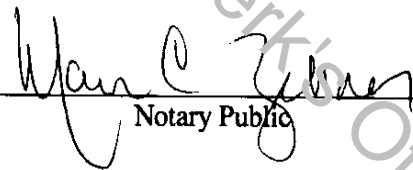
By:   
David M. Gervase  
Chief Financial Officer

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that David M. Gervase, the Chief Financial Officer of FINANCIAL INVESTMENTS CORPORATION, (the "Company") appeared before me this day in person and acknowledged that she signed, sealed and delivered this instrument as her 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 14 day of January, 2014.



  
Notary Public

**MAIL TO:**

Neal M. Ross  
NMRoss & Associates  
670 N. Clark St.  
Suite 300-W  
Chicago, IL 60654

**SEND SUBSEQUENT TAX BILLS TO:**

Peter Dakuras  
Nancy Dakuras  
5n818 Audubon Ct.  
St. Charles, IL 60175

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## EXHIBIT A

### LEGAL DESCRIPTION

UNITS A-40 AND A-41 IN THE 405 NORTH WABASH PARKING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 9, 11 AND 12 IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCK 5 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM VARIOUS PARCELS FOR RAMPS AT LEVELS P1, G1, G2, G3, AND G4; WHICH SURVEY IS ATTACHED AS EXHIBIT A-2 TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00977089, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 17-10-132-040-1044  
17-10-132-040-1045

Address: 405 N WABASH AVE, Units A-40, A-41, CHICAGO, IL 60611