

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 1409410049 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/04/2014 11:47 AM Pg: 1 of 4

### This instrument was prepared by:

Roy L. Bernstein  
Arnstein & Lehr LLP  
120 South Riverside Plaza  
Suite 1200  
Chicago, Illinois 60606

### After recording, return to:

Roger Tsarg  
Attorney at Law  
2912 S. Wentworth Avenue  
Chicago, Illinois 60616

8961360 Karen DL 1A-3

## SPECIAL WARRANTY DEED

THE GRANTOR, FIDELITY CAPITAL LASALLE LLC, an Illinois limited liability company, ("Grantor") of 835 N. LaSalle, Chicago, Illinois for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby remise, release, transfer and convey to SHARON S. WONG, of 3134 S. Stewart Avenue, Chicago, Illinois 60301 ("Grantee"), all interest in and to the following described real estate ("Property"):

See Exhibit A which is attached hereto and incorporated herein;

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, unto the Grantee, its successors and assigns forever.

Grantor will warrant and defend the right and title to the above described premises unto Grantee only against the claims of those persons claiming by, through or under Grantee, but not otherwise, subject to those matters listed on Exhibit B attached hereto and incorporated herein, to the extent that any of such matters are valid, enforceable and still applicable to the Property, nothing herein being deemed to revive any of the matters set forth on Exhibit B.

[SIGNATURE PAGE FOLLOWS]

Box 400-CTCC

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INITIALS

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## (Signature page of Special Warranty Deed)

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents as of the 13<sup>th</sup> day of March, 2014.


FIDELITY CAPITAL LASALLE LLC,  
an Illinois limited liability company

By:   
Name: Michael Shechtman  
Title: 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 Michael Shechtman, personally known to me to be the Manager of FIDELITY CAPITAL LASALLE LLC, an Illinois limited liability company and the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument 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 13 day of March, 2014.

  
Notary Public

Send subsequent tax bills to:  
Sharon S. Wong  
3134 S. Stewart Avenue  
Chicago, Illinois 60616



REAL ESTATE TRANSFER	03/19/2014
	CHICAGO: \$1,462.50
	CTA: \$585.00
	TOTAL: \$2,047.50
17-22-307-119-0000   20140301603087   MSVRF5	

REAL ESTATE TRANSFER	03/19/2014
 	COOK \$97.50
	ILLINOIS: \$195.00
	TOTAL: \$292.50
17-22-307-119-0000   20140301603087   K5FAN4	

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## EXHIBIT A

### Legal Description

THAT PART OF LOTS 10 AND 11 IN BLOCK 3 IN WILLIAM JONES' ADDITION TO CHICAGO IN SECTION 22 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO: THE NORTH 55.00 FEET OF THE NORTH 2/3 OF LOT 3 IN BLOCK 14 OF ASSESSORS DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE SOUTH 55.50 FEET OF THE NORTH 2/3 OF SAID LOT 3 (EXCEPT FROM SAID PREMISES THAT PORTION THEREOF TAKEN AND USED FOR ALLEY); ALL TAKEN AS A SINGLE TRACT OF LAND, SAID PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.60 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.29 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 10); THENCE SOUTH 00 DEGREES 01 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 21.0 FEET TO THE PLACE OF BEGINNING (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF S. MICHIGAN AVE); THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 38.40 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 8.35 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 4.17 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 21.36 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 14.37 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 1.45 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 19.88 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 01 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 28.26 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 17-22-307-119-0000

COMMON ADDRESS: 1919 S. MICHIGAN AVENUE, UNIT B, CHICAGO, ILLINOIS, 60616

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## EXHIBIT B

### PERMITTED ENCUMBRANCES

1. GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS FOR THE YEAR 2012 AND SUBSEQUENT YEARS;
2. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 91075841, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
3. RIGHTS, IF ANY, OF ADJOINING OWNERS IN PARTY WALL ON THE SOUTH BOUNDARY OF THE LAND (EXCEPT THE SOUTH 2 FEET OF THE EAST 32 FEET THEREOF) OF SAID LOT 3.
4. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE FIRST AMENDMENT TO CENTRAL STATION REDEVELOPMENT AGREEMENT DATED NOVEMBER 1, 1991 AND RECORDED DECEMBER 23, 1994 AS DOCUMENT 04071129
5. COVENANT MADE BY LOFTWERKS ON MICHIGAN LLC RECORDED DECEMBER 21, 2004 AS DOCUMENT 0435627016, WHEREBY SAID PARTY DOES COVENANT AND AGREE FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, THAT THE MAINTENANCE AND REPAIR OF THE COMMON SEWER LINES LOCATED ANYWHERE ON THE PROPERTY FROM THE POINT OF CONNECTION TO THE SEWER MAIN IN THE PUBLIC STREET SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE BUILDING COMMONLY KNOWN AS 1919 S. MICHIGAN AVENUE, CHICAGO, TO BE CONSTRUCTED AS APPROVED BY THE CITY OF CHICAGO, AS AMENDED FROM TIME TO TIME, AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF CHICAGO. SAID COVENANT GIVEN TO INDUCE THE CITY OF CHICAGO TO FURNISH WATER AND SEWER SERVICE AND IS A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL SUBSEQUENT GRANTEEES.
6. OPERATING AGREEMENT AND DECLARATION OF RECIPROCAL EASEMENTS MADE BY LOFTWERKS ON MICHIGAN L.L.C., DATED OCTOBER 23, 2005 AND RECORDED JANUARY 19, 2006 AS DOCUMENT 0601941093 AND AMENDED FROM TIME TO TIME, SETTING FORTH EASEMENTS IN FAVOR OF THE COMMERCIAL PROPERTY AS DEFINED THEREIN; EASEMENTS IN FAVOR OF THE RESIDENTIAL PROPERTY AS DEFINED THEREIN; SERVICES; STRUCTURAL SUPPORT; COMPLIANCE WITH LAW, REMOVAL OF LIENS AND ZONING; REAL ESTATE TAXES; INSURANCE, MAINTENANCE, REPAIR AND DAMAGE TO THE PROPERTY; LINES; RIGHTS AND REMEDIES; ARBITRATION; CONDEMNATION; ESTOPPEL CERTIFICATES; ALTERATIONS; NOTICES; RESTRICTIONS ON USE OF COMMERCIAL PROPERTY; AND OTHER MATTERS.  
AMENDMENTS RECORDED AS DOCUMENT NUMBER 0603319036, 0617339054 AND 0707845001
7. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 0.07 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 0561 PREPARED BY CERTIFIED SURVEY, INC. DATED SEPTEMBER 12, 2005 AND ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0536345141.