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Doc#: 1410641084 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/16/2014 12:13 PM Pg: 1 of 6

After Recording Return to:

Howard Piggee, III, Esq.
HP3 Law, LLC
215 West Superior Street, Suite 300
Chicago, Illinois 60654
(312) 614-0887

Send Subsequent Tax Bills to:

Li Chiang Michael Lee
60 East Monroe Street, Unit 3006
Chicago, Illinois 60603

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11 FIRST AMERICAN
File # 2520859 **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is being made as of April 1, 2014 by **CHARLES YOUNG AND ANDREA WISHOM**, husband and wife, as joint tenants, having an address of 4840 South Woodlawn Avenue, Chicago, Illinois 60615 (together, the "Grantor"), and **LI CHIANG MICHAEL LEE**, an individual having an address of 60 East Monroe Street, Unit 3006, Chicago, Illinois 60603 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does 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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, 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;

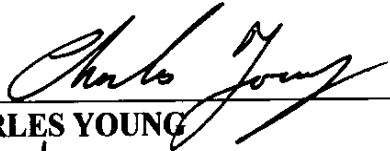
TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited: and that it **WILL WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.


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IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.





CHARLES YOUNG



ANDREA WISNOM

REAL ESTATE TRANSFER	04/09/2014
	CHICAGO: \$3,300.00
	CTA: \$1,320.00
	TOTAL: \$4,620.00
17-15-101-026-1107 20140401601864 E47GS4	

REAL ESTATE TRANSFER	04/09/2014
 	COOK \$220.00
	ILLINOIS: \$440.00
	TOTAL: \$660.00
17-15-101-026-1107 20140401601864 RU75V0	

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

UNIT 3006 AND TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-1105-24, A LIMITED COMMON ELEMENT, IN THE LEGACY AT MILLENNIUM PARK CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOTS 6 AND 7 IN BLOCK 1 IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE LEGACY AT MILLENNIUM PARK CONDOMINIUM DATED SEPTEMBER 22, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NO. 0926818079, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT DATED SEPTEMBER 9, 2005 BY AND BETWEEN THE ART INSTITUTE OF CHICAGO, AN ILLINOIS NOT-FOR-PROFIT CORPORATION AND MONROE/WABASH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED SEPTEMBER 9, 2005 AS DOCUMENT NUMBER 0525232121 FOR INGRESS AND EGRESS THROUGH THE LOBBY AREA AS DESCRIBED THEREIN AND PURSUANT TO THE TERMS CONTAINED THEREIN.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED SEPTEMBER 25, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NO. 0926818077 BY AND BETWEEN MONROE/WABASH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND MONROE/WABASH SAIC, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ITS SUCCESSORS, GRANTEEES AND ASSIGNS) FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN.

PIN: 17-15-101-026-1107

COMMONLY KNOWN AS: 60 EAST MONROE STREET, UNIT 3006, CHICAGO, ILLINOIS 60603

UNOFFICIAL COPY**EXHIBIT B****PERMITTED ENCUMBRANCES**

- (1) General real estate taxes and assessments not due and payable at the time of closing;
- (2) the Illinois Condominium Property Act;
- (3) the Plat of Condominium and the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Legacy at Millennium Park Condominium dated September 22, 2009 and recorded September 25, 2009 as Document No. 0926818079 (including all other amendments and exhibits thereto, The "Condominium Declaration");
- (4) applicable zoning and building laws and ordinances and other ordinances of record;
- (5) encroachments, if any, which do not materially affect the use of the Unit herein referenced (the "Purchased Unit") as a residence;
- (6) leases and licenses affecting the Common Elements of the Condominium within which the Purchased Unit is located;
- (7) easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the Purchased Unit as a residence;
- (8) any construction easement agreement including all amendments and exhibits thereto;
- (9) rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for alleys, roads and highways, if any;
- (10) acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (11) Reciprocal Easement and Operating Agreement dated September 25, 2009 and recorded September 25, 2009 as Document No. 092681 8077 made by and between Monroe/Wabash Development, LLC and Monroe/Wabash SAIC, LLC (its successors, grantees and assigns), as the same may be amended from time to time;
- (12) Easement Agreement dated as of September 9, 2005 entered into by Monroe/Wabash Development, LLC and The Art Institute of Chicago and recorded in the Office of the Cook County Recorder of Deeds on September 9, 2005 as Document No. 0525232121 (as the same may be amended from time to time);
- (13) Agreement of Restrictive Covenants dated as of October 20, 2005 with Gage Fee LLC and recorded in the Office of the Cook County Recorder of Deeds on October 21, 2005 as Document No. 0529434052 and rerecorded on October 26, 2005 as Document No. 0529919140 (as the same may be amended from time to time);

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(14) Skybridge and University Club Facility Easement Agreement entered into by Monroe/Wabash Development, LLC, University Club of Chicago and University Club Professional Building LLC, recorded with the Office of the Cook County Recorder of Deeds on May 19, 2006 as Document No. 0613922072, as amended by First Amendment to Skybridge and University Club Facility Easement Agreement executed by Monroe/Wabash Development, LLC, Monroe/Wabash U-Club LLC, University Club of Chicago and University Club Professional Building LLC (their Successors, grantees and assigns) dated September 22, 2009 and recorded September 25, 2009 as Document No. 0926818078 (as the same may be amended from time to time);

(15) Memorandum relating to Chilled Water Service Agreement entered into as of January 3, 2006 and recorded June 14, 2006 as Document No. 0616510159 made by MDE Thermal Technologies, Inc. and Monroe/Wabash Development, LLC;

(16) Party wall agreement recorded March 3, 1967 as Document No. 20076621; (17) Agreement dated January 2, 1874 and recorded July 9, 1875 as Document No. 38180 made between Edward H. Haddock and Laurin P. Hilliard for a Party Wall between the land and Lot 7 in Block 1 aforesaid as supplemented by instrument recorded November 30, 1878 as Document No. 203025 between J. Van Inwagen and E. H. Haddock; (18) Development Rights Allocation Agreement dated September 8, 2005 by and between The Art Institute of Chicago and Monroe/Wabash Development, LLC recorded September 9, 2005 as Document No. 0525232119;

(19) Memorandum of Understanding dated September 9, 2005 by and between The Art Institute of Chicago and Monroe/Wabash Development, LLC recorded September 9, 2005 as Document No. 0525232120;

(20) Landmark Designation Ordinance adopted by the City of Chicago designating the "Jewelers Row District" as a Chicago Landmark recorded October 14, 2003 as Document No. 0328732025, and all recorded notices relating thereto;

(21) Agreement of Restrictive Covenants made and entered into April 30, 2006 and recorded May 19, 2006 as Document No. 0613922071 by and among University Club of Chicago, University Club Professional Building LLC and Monroe/Wabash Development, LLC;

(22) Terms of Special Service Area No. 12 as disclosed by ordinance recorded as Document No. 91075841, and such additional taxes under the terms of said ordinance and subsequent related ordinances; and

(23) rights of adjoining owners, their licensees and invitees in and to the alley along the East 9 feet of the land hereinabove described for ingress and egress, utility services, municipal access, emergency vehicles, trash removal and similar uses.