

# UNOFFICIAL COPY

## DEED

### SPECIAL WARRANTY DEED



Doc#: 1416433011 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/13/2014 08:46 AM Pg: 1 of 4

8936536  
Tobin D

**THE GRANTOR, T2 HURON, LLC**, a Delaware limited liability company, for and in consideration of (\$10.00) TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, and pursuant to the authority of the undersigned,

does **REMISE, RELEASE, ALIENATE AND CONVEY** unto **675 N. FRANKLIN, LLC**, an Illinois limited liability company

S Y  
P 4  
S N  
SC Y  
INT D

Above Space for Recorder's Use Only

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof for legal description,

Subject to those exceptions set forth on Exhibit B attached hereto and made a part hereof.

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 party of the first part, 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 party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has 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 recited; and that the said premises, against all persons

**Box 400-CTCC**

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lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: See Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has executed the foregoing instrument the 27<sup>th</sup> day of May, 2014.

**T2 HURON, LLC**, a Delaware limited liability company

By: Jeff Brown  
Name: Jeff Brown  
Its: Designated Signatory

State of Illinois, County of ~~Cook~~ <sup>DUPAGE</sup> ss. I, the undersigned, a Notary Public for and for in said County, in the State aforesaid, DO HEREBY CERTIFY that JEFF BROWN, personally known to me to be the Designated Signatory of T2 Huron, LLC, 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 entity, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of May, 2014.

My Commission expires: 7/24/16  
Notary Public [Signature]



This instrument was prepared by: Barack Ferrazzano Kirschbaum & Nagelberg LLP  
200 West Madison Street  
Suite 3900  
Chicago, Illinois 60606

<b>After Recording, Please Return To:</b>  Dimitrios G. Christopoulos Attorney At Law Christopoulos Law Group, LLC 351 W. Hubbard, Suite 602 Chicago, IL 60654	<b>Send Subsequent Tax Bills To:</b>  675 N. Franklin Room, LLC 675 N. Franklin Unit 8 Chicago IL 60654 Attn: Mike Schatzman
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<b>REAL ESTATE TRANSFER</b>	06/02/2014
<b>COOK</b>	\$325.00
<b>ILLINOIS:</b>	\$650.00
<b>TOTAL:</b>	\$975.00

17-09-216-019-1008 | 20140501605119 | ARE3DF

<b>REAL ESTATE TRANSFER</b>	06/02/2014
<b>CHICAGO:</b>	\$4,875.00
<b>CTA:</b>	\$1,950.00
<b>TOTAL:</b>	\$6,825.00

17-09-216-019-1008 | 20140501605119 | XGSCD9

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## EXHIBIT A TO DEED

UNIT 8 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HURON STREET COMMERCIAL CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0624245139, IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Parcel: 17-09-216-019-1008

Address: 675 North Franklin Street, <sup>Unit 8</sup> ~~██████~~, Chicago, Illinois 60610

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Property of Cook County Clerk's Office

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## EXHIBIT B TO DEED

1. TAXES FOR THE YEAR(S) 2013 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE
2. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 30, 2006 AS DOCUMENT 0624245139, AS AMENDED FROM TIME TO TIME; and (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
3. AGREEMENT RECORDED APRIL 25, 1893 AS DOCUMENT 4627788 RELATING TO A PARTY WALL ON LINE BETWEEN LOTS 9 AND 10 IN BLOCK 16 AFORESAID. (AFFECTS COMMON ELEMENTS)
4. AGREEMENT RECORDED SEPTMEBER 5, 1906 AS DOCUMENT 3919050 RELATING TO A PARTY WALL ON THE LINE BETWEEN LOTS 9 AND 10 IN BLOCK 16 AFORESAID. (AFFECTS COMMON ELEMENTS)
5. COVENANTS AND RESTRCITIONS CONTAINED IN THE DOCUMENT RECORDED AS DOCUMENT NO. 0601832098 RELATING TO AMONG OTHER THINGS, CROSS-EASEMENTS, SERVICES TO BE PROVIDED, ALLOCATION OF COSTS, SUPPORT, MAINTENANCE AND REPAIR, LIEN FOR NON-PAYMENT.
6. ENCROACHMENT OF THE GUARD RAIL LOCATED MAINLY ON THE SUBJECT LAND OVER AND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY .40 FEET MORE OR LESS AS DISCLOSED BY SURVEY ATTACHED TO CONDOMIMIUM DECLARATION. (AFFECTS COMMON ELEMENTS)
7. ENCROACHMENT OF THE METAL AIR CONDITIONING SUPPORTS GUARD RAIL LOCATED MAINLY ON THE SUBJECT LAND OVER AND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 4.5 FEET MORE OR LESS AS DISCLOSED BY SURVEY ATTACHED TO CONDOMINIUM DECLARATION. (AFFECTS COMMON ELEMENTS)