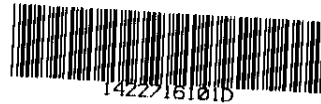


UNOFFICIAL COPY

This Document Prepared by,
Attorney John J. Turner,
527 S. Wells Street, Suite 800
Chicago, IL 60607



Doc#: 1422716101 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/15/2014 04:36 PM Pg: 1 of 3

Property Address:
4900 S. Chicago Beach Dr.
Chicago, IL
Parking Space: P-8
PIN: 20-12-103-026-1100

① GNT # 14-0032

SPECIAL WARRANTY DEED

LAKESIDE SPE, LLC INDIAN VILLAGE PART II, an Illinois limited liability company ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, GRANTS AND CONVEYS to INDIAN VILLAGE PARKING CONDOMINIUM ASSOCIATION, an Illinois not for profit corporation (the "Grantee"), the following described real estate, together with all improvements and fixtures situated thereon:

SEE EXHIBIT A – LEGAL DESCRIPTION, HEREBY ATTACHED HERETO,

subject, however, to those matters (hereinafter, "Title Exceptions") described in Exhibit B, hereby attached hereto and made a part hereof for all purposes, together with the rights and appurtenances belonging thereto, and to have and hold the same and its proper use and benefit forever.

Grantor warrants to Grantee and its successors in title that Grantor has not created, or permitted to be created, any lien, charge or encumbrance against said real estate which is not shown among the aforesaid Title Exceptions, and Grantor covenants that it will defend the same to the extent of its warranty made herein against the lawful claims of all persons claiming by, through or under Grantor.

Dated: 8/13, 2014

LAKESIDE SPE, LLC INDIAN VILLAGE PART II

By: Lakeside Bank, an Illinois banking corporation,
its sole Member

By: Vincent J. Tolve

Name: Vincent J. Tolve

Title: Executive Vice President

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing Instrument was acknowledged before me on 8/13, 2014,
by Vincent J. Tolve, the Exec. V.P. of and on behalf of Lakeside
Bank, an Illinois banking corporation, the sole Member of and for and on behalf of Lakeside
SPE, LLC Indian Village Part II, an Illinois limited liability company.



Karen J. Venetch
Notary Public

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EXHIBIT A Legal Description

UNIT NUMBER P-8, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN INDIAN VILLAGE PARKING CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 95851051, AS AMENDED, IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-12-103-026-1100

ADDRESS: 4900 S. CHICAGO BEACH DRIVE, PARKING SPACE P-8, CHICAGO, IL

City of Chicago
Dept. of Finance
672769



Real Estate
Transfer
Stamp

\$5.25

8/ 5/2014 16:07

dr00155

Batch 8,647,050

STATE OF ILLINOIS



AUG. 15. 14

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

**REAL ESTATE
TRANSFER TAX**

0000050

FP 103037

0000020695

**COOK COUNTY
REAL ESTATE TRANSACTION TAX**



AUG. 15. 14

COUNTY TAX

REVENUE STAMP

**REAL ESTATE
TRANSFER TAX**

0000025

FP 103042

0000020490

UNOFFICIAL COPY

EXHIBIT B Title Exceptions

1. GENERAL REAL ESTATE TAXES: (A) FOR 2014 AND SUBSEQUENT YEARS.
2. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER THE EAST 10 FEET OF THE WEST 18 FEET MORE OR LESS LOCATED IN THE NORTHWEST CORNER OF THE SUBJECT LAND AS CONTAINED IN DOCUMENT RECORDED AS NUMBER 17239192.
3. BUILDING SETBACK LINE OF 50 FEET (FROM THE NORTHEASTERLY LOT LINE) AS SHOWN ON THE PLAT OF SUBDIVISION.
4. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95851051, INCLUDING RESERVATIONS AND EASEMENTS FOR ACCESS AND CONSTRUCTION IN FAVOR OF ADJOINING AIR RIGHTS PARCEL, AND EASEMENTS IN FAVOR OF THE TOWNHOME PARCEL AND SAID DECLARATION AS IT MAY BE AMENDED FROM TIME TO TIME.

(B) LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT, 765 ILCS 05/1 ET. SEQ.
5. CERTIFICATION OF ORDINANCE THAT EXPANDS THE BOUNDARIES OF THE CHICAGO ENTERPRISE ZONE VI DATED 07/15/2013 AND RECORDED 10/09/2013 AS DOCUMENT 1328213019.
6. UNPAID ASSESSMENTS OR CHARGES FOR COMMON EXPENSES, FINES, PENALTIES, LEVIES OR COSTS ASSERTED UNDER THE CONDOMINIUM DECLARATION AND THE BYLAWS ADOPTED PURSUANT THERETO, OR THE ILLINOIS CONDOMINIUM PROPERTY ACT.
7. ACTS DONE BY, OR ON BEHALF OF, OR AT THE INSTANCE AND REQUEST OF THE ASSOCIATION.
8. UNRECORDED EASEMENTS, DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA AND ENCROACHMENTS WHICH AN ACCURATE AND COMPLETE SURVEY WILL DISCLOSE.