

# UNOFFICIAL COPY

This Instrument Prepared by:  
Daniel Harris, Esq.  
2345 Maple Lane  
Highland Park, IL 60035



Doc#: 1423019204 Fee: \$46.00  
RHSP Fee: \$9.00 RPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/18/2014 03:51 PM Pg: 1 of 5

After Recording Return to:

David J. Alexander  
Masuda Funai Eifert Mitchell  
203 N. LaSalle, Ste 2500  
Chicago IL 60601

Send Subsequent Tax Bills to:  
Thomas W. Van Der Moere  
Toni L. Van Der Moere  
1160 South Michigan Avenue  
Unit #4202  
Chicago, Illinois 60605

*This space reserved for Recorder's use only.*

ND1070661 1423 500 UNNT

## SPECIAL WARRANTY DEED

This Indenture is made as of the 14<sup>th</sup> day of August, 2014, between **GFII/THE COLUMBIAN OWNER LLC**, a Delaware limited liability company ("Grantor"), whose address is c/o Long Wharf Real Estate Partners, LLC, One Federal Street, Boston, MA 02110, and Thomas W. Van Der Moere and Toni L, Van Der Moere, husband and wife, ("Grantee"), whose address is 1160 South Michigan Avenue, Unit 2201, Chicago, Illinois 60605;

*\* not as tenants in common and not as joint tenants but as tenants by the entirety*

**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, not as joint tenants nor as tenants in common but as Tenants By The Entirety, all of the following described real estate, situated in the County of Cook and State of Illinois:

SEE EXHIBIT A ATTACHED HERETO

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions Covenants and By-Laws for The Columbian Condominium made July 9, 2007 and recorded on the July 9, 2007 in the Office of the Recorder of Cook County, Illinois as Document Number 0719003037 (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.


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**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.

[signature page attached hereto]

REAL ESTATE TRANSFER TAX		19-Aug-2014
	<b>CHICAGO:</b>	6,450.00
	<b>CTA:</b>	2,580.00
	<b>TOTAL:</b>	9,030.00
17-15-309-041-1440   20140701617512   0-636-115-072		

REAL ESTATE TRANSFER TAX		19-Aug-2014
	<b>COUNTY:</b>	430.00
	<b>ILLINOIS:</b>	860.00
	<b>TOTAL:</b>	1,290.00
17-15-309-041-1440   20140701617512   1-922-062-464		



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## EXHIBIT A

### LEGAL DESCRIPTION

Parcel 1:

Unit 4202 and Parking Space Units 307 and 419 in The Columbian Condominium, as delineated on a plat of survey of part of the following described parcel of real estate:

Lot 13 in Block 21 in Fractional Section 15 Addition to Chicago (except from said premises that portion thereof taken or used for alley) in Section 15, Township 39 North, Range 14 lying East of the Third Principal Meridian, in Cook County, Illinois.

And is attached as Exhibit B to the Declaration of Condominium recorded July 9, 2007 as document number 0719003037, as amended from time to time, together with its 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 Declaration of Covenants, Conditions, Restrictions and Easements recorded July 9, 2007 as document number 0719003036 for support, ingress and egress, maintenance, utilities and encroachments, over the land described therein and as more particularly described therein.

PIN Nos.      17-15-309-041-1440 (Unit 4202)  
                  17-15-309-041-1038 (Parking P-307)  
                  17-15-309-041-1082 (Parking P-419)

Address:      Unit 4402, 1160 South Michigan Avenue, Chicago, Illinois 60605

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## EXHIBIT B

### PERMITTED ENCUMBRANCES

- (i) current non-delinquent real estate taxes and taxes for subsequent years;
- (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable on the date hereof;
- (iii) the Condominium Property Act of the State of Illinois and the Municipal Code of the City of Chicago, Section 13-72 et seq., including all amendments thereto;
- (iv) the Declaration, including all amendments and exhibits attached thereto;
- (v) public, private and utility easements recorded at any time prior to the date hereof including any easements established by or implied from the Declaration, and amendments thereto and including the Agreement for the Sale and Redevelopment of Land dated October 21, 2002 and recorded by the Cook County Recorder on October 29, 2002 as Document Number 21192236, and amendments thereto;
- (vi) Quit Claim Deed in regard to the Sale and Redevelopment of Land dated September 27, 2005 and recorded by the Cook County Recorder on September 30, 2005 as Document Number 0527310083;
- (vii) Waterproofing System Agreement dated June 8, 2007 and recorded by the Cook County Recorder on July 9, 2007 as Document Number 0719003035;
- (viii) covenants, conditions, agreements, building lines and restrictions of record, including but not limited to the Declaration of Covenants, Conditions and Restrictions and Easements dated July 6, 2007 and recorded by the Cook County Recorder on July 9, 2007 as Document No. 0719003036;
- (ix) applicable building and zoning laws, statutes, ordinances and restrictions;
- (x) roads and highways, if any;
- (xi) leases and licenses affecting Common Elements and/or the common property governed and operated by The Columbian Condominium Association;
- (xii) acts done or suffered by the Grantee or anyone claiming by, through or under Grantee; and
- (xiii) Grantee's mortgage.