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**SPECIAL
WARRANTY DEED**
Statutory (Illinois)



Doc#: 1428142032 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/08/2014 10:33 AM Pg: 1 of 3


THE GRANTOR, 901 MADISON DEVELOPMENT, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to JAMES MCGOVERN AND SUZANNE MCGOVERN, husband and wife, 1235 S. Prairie Avenue, #804, Chicago, IL 60605 (the "**GRANTEE**"), the following described real estate (the "Property") as tenants by the entirety, situated in the County of Cook in the State of Illinois to wit:

[See Exhibit A attached hereto and made a part hereof]



Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements, including drainage system easement; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the Madison 901 Condominium Association (the "**Declaration**"); (viii) the Operating Agreement (defined herein); (ix) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (x) Encroachments, which do not effect the use of the Unit as a residence; (xi) Declaration of Easement, and Restrictive Covenants dated August 5, 2004 in favor of 901 Madison Development, LLC (concerning access easements, parking and construction, among other things); and (xii) acts of Purchaser.

Permanent Real Estate Index Number(s): 17-17-207-029-1148 and 17-17-207-029-1194

Address of Real Estate: 901 W. Madison, Unit 1016 and P-46, Chicago, IL 60607

REAL ESTATE TRANSFER TAX		12-Sep-2014
	CHICAGO:	2,253.75
	CTA:	901.50
	TOTAL:	3,155.25

17-17-207-029-1148 | 20140901628790 | 1-780-507-776

REAL ESTATE TRANSFER TAX		12-Sep-2014
 	COUNTY:	150.25
	ILLINOIS:	300.50
	TOTAL:	450.75

17-17-207-029-1148 | 20140901628790 | 1-972-135-040

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Dated: September 3, 2014

901 MADISON DEVELOPMENT L.L.C.,
an Illinois limited liability company

BY: TERRAPIN PROPERTIES, L.L.C.,
Its Manager

By: _____
Its: Manager

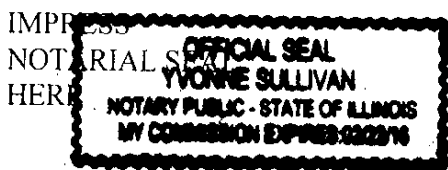
State of Illinois

County of COOK

) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **James D. Celard**, personally known to me to be the Manager of Terrapin Properties, LLC, Manager of 901 MADISON DEVELOPMENT, LLC, an Illinois limited liability company and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as the Manager he signed and delivered the said instrument pursuant to authority given by the Members of said company as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, on September 3, 2014.



Yvonne Sullivan
Notary Public

My Commission Expires 2/22/16

This instrument prepared by Gregory A. Braun, 1601 Sherman Avenue, Ste. 200, Evanston, IL 60201

Upon Recording, Mail to:
Avni Shah, Esq.
Attorney At Law
2015 W. Fullerton
Chicago, IL 60647

Send Subsequent Tax Bills to:
James McGovern and Suzanne McGovern
901 W. Madison 1235 S. Prairie, Unit 304
Unit 1016 Chicago, IL 60605
~~Chicago, IL 60607~~

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STREET ADDRESS: 901 W. MADISON STREET

UNIT 1016

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-17-207-029-1148

and 17-17-207-029-1194/

LEGAL DESCRIPTION:

UNITS 1016 AND P-46 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MADISON 901 CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0715015054, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____