

UNOFFICIAL COPY



Doc#: 1434519111 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/11/2014 12:07 PM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY
Individual

THE GRANTOR(S), BARNEY I. COHEN, an unmarried man, of 1201 S. Prairie Ct., Unit 802, of the City of Chicago, County of COOK, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to HARRY JAMES OVERLY III, of 188 W. Randolph St. #3403, Chicago, IL 60601, of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: General real estate taxes not yet due and payable at the time of Closing, covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer, all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws.

Permanent Real Estate Index Number(s): 17-22-110-138-1024; 17-22-110-138-1571.

Address(es) of Real Estate: 1201 S. Prairie Ct., Unit 802, Chicago, IL 60605.

* AND GU-273

Dated this 3rd day of December, 20 14.

Barney I. Cohen
BARNEY I. COHEN

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BARNEY I. COHEN, an unmarried woman, personally known to me to be the same person(s) who name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the purposes therein set forth.

Given under my hand and official seal, this 3rd day of December, 20 14.



Elizabeth Zinanni (Notary Public)

Prepared by:



Richard C. Spain, Esq.
Spain, Spain & Varnet P.C.
33 North Dearborn Street, Suite 2220
Chicago, IL 60602


Mail To:

Kelli A. Fogarty, Esq.
Fogarty & Fugate LLP
1433 W. Huron St.
Chicago, IL 60642

Name and Address of Taxpayer:

HARRY JAMES OVERLY III
1201 S Prairie Ave 802
Chicago IL 60605

REAL ESTATE TRANSFER TAX		10-Dec-2014
	COUNTY:	387.50
	ILLINOIS:	775.00
	TOTAL:	1,162.50
17-22-110-138-1024 20141101648013 0-632-318-304		

REAL ESTATE TRANSFER TAX		10-Dec-2014
	CHICAGO:	5,812.50
	CTA:	2,325.00
	TOTAL:	8,137.50
17-22-110-138-1024 20141101648013 1-228-786-304		

UNOFFICIAL COPY

EXHIBIT "A"

Parcel 1:

Units 802 and GU-273 in the One Museum Park West Condominiums, as delineated on a survey of the following described property: Part of Block 2 Subdivision, being a resubdivision of Lot 2 in Kiley's Subdivision of part of fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; also, part of South Indiana Avenue per document 93954909 recorded November 22, 1993, in Cook County, Illinois; which survey is attached as exhibit "D" to the Declaration of Condominium recorded as document 0933444028, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

A non-exclusive perpetual easement for the benefit of parcel 1, as created by the Grant of Easements and Agreement for Construction, Encroachments and Maintenance ("Grant") dated March 15, 2006 and recorded May 15, 2006 as document 0613532035 made by and among Central Station, LLC, an Illinois Limited Liability Company, 1255 South Prairie Private, LLC, an Illinois Limited Liability Company and GP 1, LLC, an Illinois Limited Liability Company: (i) to construct, locate and maintain permanent encroachments of portions of the future improvements located on Parcel 1, including without limitation all structural members, footing, caisson bells, foundations, demising walls, columns, sheeting and grade beams and any other supporting components which provide support and/or enclosure; and (ii) to maintain any incidental encroachments in the event and to the extent that any part of the future improvements located on Parcel 1, encroach upon and any part of the dominant parcels (as defined in the grant), in Cook County, Illinois.

Parcel 3:

A non-exclusive easement for the benefit of Parcel 1, as created by the Grant of Easements and agreement for Construction, Encroachments and Maintenance dated March 15, 2006 and recorded May 15, 2006 as document 0613532035 made by and among Central Station, LLC, an Illinois Limited Liability Company, 1255 South Prairie Private, LLC, an Illinois Limited Liability Company and GP 1, LLC, an Illinois Limited Liability Company for the purpose of ingress and egress by persons, materials and equipment over, upon, across, under and through the servient parcel described therein to the extent reasonably necessary to permit the maintenance, repair or reconstruction of the improvements on parcel 1, in Cook County, Illinois.

Parcel 4:

A non-exclusive easement for the benefit of Parcel 1, as created by the Declaration of Easements and Maintenance Agreement for Museum Park North dated April 28, 2006 and recorded May 15, 2006 as document 0613532038 made by and among 1255 South Prairie Private, LLC; GP 1, LLC and Central Station, LLC for utility purposes, including the right to install, lay, maintain, repair and replace water mains and pipes, sewer lines, gas mains, telephone and communications wires and equipment, and electrical conduits, wires and equipment, in Cook County, Illinois.

Parcel 5:

A non-exclusive easement for the benefit of Parcel 1, as created by the Declaration of Easements and Maintenance Agreement for Museum Park North dated April 28, 2006 and recorded May 15, 2006 as document 0613532038 made by and among 1255 South Prairie Private, LLC; GP 1, LLC and Central Station, LLC for ingress and egress of vehicles and persons over, on and across street areas located upon the Prairie Avenue Private Easement parcel described therein, in Cook County, Illinois.

Parcel 6:

A non-exclusive easement for the benefit of Parcel 1, as created by the amended and restated grant of easements: Grant of Public Access Easement and Agreement for use and maintenance of Easement parcel dated April 19, 2002 and recorded April 24, 2002 as document 0020470285 made by and among Museum Park East, LLC, an Illinois Limited Liability Company and Chicago Title Land Trust Company (formerly known as Chicago Title and Trust Company), as Trustee under Trust Agreement dated March 1, 1990 and known as Trust Number 1080000 for pedestrian and vehicular ingress and egress over, across and upon the easement parcel described therein, in Cook County, Illinois.

Parcel 7:

A non-exclusive easement for the benefit of Parcel 1, as created by the Declaration of Easements for

UNOFFICIAL COPY

Construction, Encroachments, Adjacent Improvements, Access and Maintenance; access ramp easements made by and between Grant Park 2, LLC and Central Station, LLC recorded November 30, 2009 as document 0933444026 for the following purposes:

- A) Locate and Maintain permanent Encroachments of any One Museum Park West Improvements and/or facilities;
- B) Maintain and incidental encroachments in the event and to the extent that any part of the One Museum Park West Improvements shall encroach or shall hereafter encroach; and,
- C) For ingress and egress to the extent reasonably necessary to permit the maintenance, repair, replacement or reconstruction of any portion of the One Museum Park West Improvements, in, to, under, over, upon, through, and about portions of the "T5 Property", as defined therein, in Cook County, Illinois.

Parcel 8:

A non-exclusive easement for the benefit of Parcel 1, as created by Declaration of Easements for Encroachments, adjacent improvements, access and maintenance dated April 2, 2008 and recorded April 4, 2008 as document 0809541096, by and among, GP1, LLC, an Illinois Limited Liability Company, Grant Park 2, LLC, an Illinois Limited Liability Company, and Central Station, LLC, an Illinois Limited Liability Company, for easements:

- A) To Locate and maintain encroachments of portions of improvements over One Museum Park East property, as defined therein;
- B) For repair, replacement and reconstruction of all expansion joint connections as described therein;
- C) For ingress and egress over One Museum Park East property to the extent reasonably necessary to permit maintenance, repair or reconstruction of any portion of the One Museum Park West Condominiums property; and
- D) For ingress and egress to any dog run area and for access to and use of any dog run area located on the One Museum Park East Property, in Cook County, Illinois.

Parcel 9:

A non-exclusive easement for the benefit of parcel 1, as created by Declaration of Easements for encroachments, adjacent improvements, access and maintenance, dated November 20, 2009 and recorded November 30, 2009 as document 0933444027 by and between Grant Park 2, LLC, an Illinois Limited Liability Company and Central Station, LLC, an Illinois Limited Liability Company, for easements:

- A) To locate and maintain encroachments of portions of improvements over T5 property, as defined therein;
- B) For repair, replacement and reconstruction of all expansion joint connections as described therein;
- C) For ingress and egress over T5 property to the extent reasonable necessary to permit maintenance, repair or reconstruction of any portion of the One Museum Park West Condominiums property, in Cook County, Illinois.

Parcel 10:

The (exclusive) right to the use of Storage Space(s) S-024, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as document number 0933444023.

PIN(S): 17-22-110-138-1024 and 17-22-110-138-1571