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THIS DOCUMENT WAS PREPARED BY :

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833 N. Orleans Street, Suite 400  
Chicago, Illinois 60610  
SyCOLM6-29491 10/1 8/15  
Notary Public employed by law firm of  
Ruttenberg Gilmartin Reis LLC



Doc#: 1512619113 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/06/2015 12:38 PM Pg: 1 of 6

**AFTER RECORDING MUST BE  
RETURNED TO:**

Ryan Law Group

1121 W. Wrightwood

Chicago, IL 60614

**STEWART TITLE  
800 E. DIEHL ROAD  
SUITE 180  
NAPERVILLE, IL 60563**

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 27th day of January, 2015 between CA IV LLC, an Illinois limited liability company ("GRANTOR"), created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having an office at 833 North Orleans Street, Suite 400, Chicago, Illinois 60610, and Kenneth L. Richmond and Marlene A. Richmond, husband and wife, as tenants by the entirety ("GRANTEE") of 430 Cedar Lane, Wilmette, IL 60091.

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE "EXHIBIT A" (LEGAL DESCRIPTION) ATTACHED HERETO AND MADE A PART HEREOF.

COMMONLY KNOWN AS: DWELLING UNIT 5E AND THE EXCLUSIVE RIGHT TO USE PARKING SPACE(S) P-29, P-30 AND P-51 AND STORAGE UNIT SL-1116-5E, EACH A LIMITED COMMON ELEMENT AT 1116 W. ADAMS IN THE CA - CONDOS ON ADAMS CONDOMINIUM, CHICAGO, ILLINOIS 60607.

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, unto the Grantee, either in law or in 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 Grantee, its heirs and assigns forever.

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Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in that certain Declaration of Condominium and By-Laws for CA - CONDOS ON ADAMS CONDOMINIUM dated December 30, 2014 and recorded 12/30/2014, in the Office of the Recorder of Deeds of Cook County, Illinois, as document number 1436419056, made by CA IV LLC, an Illinois limited liability company, as amended from time to time (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 land described therein. Grantor further reserves to itself and its successors and assigns, and Grantee hereby grants to Grantor and its successors and assigns, the right to remedy as provided in Paragraphs 19 of the Condominium Purchase Agreement dated **June 4, 2013**, between CA IV LLC, an Illinois limited liability company and **Kenneth L. Richmond** for the purchase of the real estate (the "Purchase Agreement") the terms of which are set forth on Exhibit B, attached hereto and made a part hereof. The foregoing right of remedy herein reserved by Grantor and granted by Grantee pursuant to Paragraph 19 of the Purchase Agreement is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the real estate described herein.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their heirs 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 GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the usual terms and conditions with extended coverage endorsement, subject to the following:

- 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 at the time of Closing;
- iii. the Act and the Ordinance, including all amendments thereto;
- iv. terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium for CA - CONDOS ON ADAMS CONDOMINIUM dated December 30, 2014 and recorded 12/30/2014 as document number 1436419056, made by CA IV LLC, an Illinois limited liability company, as amended from time to time;
- v. public, private and utility easements recorded at any time prior to Closing (as hereinafter defined) including any easements established by or implied from the Declaration, or amendments thereto;
- vi. covenants, conditions, agreements, building lines and restrictions of record;
- vii. covenant by and between CA IV LLC and the City of Chicago dated January 21, 2014 and recorded January 29, 2014 as Document Number 1402916015;
- viii. terms and provisions contained in the exclusive easement agreement dated April 14, 2014 and recorded April 26, 2014 as Document Number 1411844036 by and between CA IV LLC and CA IV LLC;
- ix. terms and provisions contained in the reciprocal easement agreement dated April 14, 2014 and recorded April 28, 2014 as Document Number 1411844037;
- x. a Letter of No Further Remediation recorded October 25, 2013 as document 1329834133 issued by the Illinois Environmental Protection Agency for the property located at 1130 W. Adams Street stating previous issues have been resolved and the land is limited to industrial/commercial use and the ground water under the site shall not be used as a portable water supply regarding the premise involved;
- xi. applicable building and zoning laws, statutes, ordinances and restrictions;
- xii. roads and highways, if any;
- xiii. leases and licenses affecting Common Elements governed and operated by the Association;
- xiv. title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which

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may be removed by the payment of money at the time of Closing and which Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed;

- xv. matters over which the Title Company (as hereinafter defined) is willing to insure;
- xvi. acts done or suffered by the Purchaser or anyone claiming by, through or under the Purchaser;
- xvii. Purchaser's mortgage, if any; and
- xviii. Terms, provisions, reservations and restrictions contained in the Special Warranty Deed dated **January 27, 2015** made by and between CA IV LLC, an Illinois limited liability company, and **Kenneth L. Richmond and Marlene A. Richmond.**

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written.

**CA IV LLC,**  
an Illinois limited liability company

By: **BELGRAVIA CA IV LLC,** an Illinois limited liability company, its manager

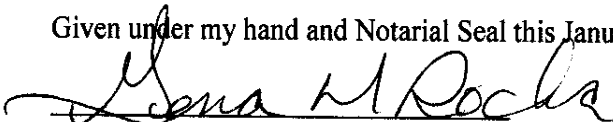
By: **BELGRAVIA GROUP, LTD.,**  
an Illinois corporation, its manager

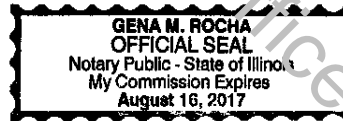
By:   
Michael Levine  
Its: Authorized Signatory

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Michael Levine, Authorized Signatory of BELGRAVIA CA IV LLC, BELGRAVIA GROUP, LTD., the manager of Belgravia CA IV LLC, the manager of CA IV LLC, an Illinois limited liability company, is 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this January 27, 2015.

  
Notary Public

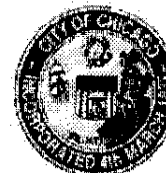


THIS INSTRUMENT WAS PREPARED BY: Rutenberg Gilmartin Reis LLC, 833 N. Orleans Street, Suite 400, Chicago, Illinois 60610

Send Subsequent Tax Bills To:

Kenneth Richmond  
1116 W Adams Unit 5E  
Chicago IL 60607

City of Chicago  
Dept. of Finance  
**685861**



Real Estate  
Transfer  
Stamp  
**\$8,137.50**

4/15/2015 7:37  
dr00193

Batch 9,706,250

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## EXHIBIT A

### LEGAL DESCRIPTION OF PARCEL

Parcel 1:

Unit 5E in the CA - Condos on Adams Condominium as delineated on a survey of the following described real estate:

That part of Lots 2 and 8, all of Lots 9, 10, 11, 12, 13 and a part of Lot 14, taken as a tract and more particularly described as follows:

Beginning at a point on the South line of said Lot 8, said point being 150.00 feet West of the Northwest corner of the intersection of West Adams Street and South Aberdeen Street; thence continuing West along the South line of said Lots 8, 9, 10, 11, 12, 13 and 14 a distance of 210.23 feet to a point; thence North and perpendicular to the last described line to a point on the North line of said Lot 14; thence East along the North line of said Lots 2, 8, 9, 10, 11, 12, 13 and 14, a distance of 210.23 feet to a point; thence South to the point of beginning, all in Assessor's Division of the South 1/2 of Block 12 (except the West 200 feet thereof) in Canal Trustees' Subdivision of the West 1/2 and the West 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.

Which survey is attached to as Exhibit "D" to the Declaration of Condominium recorded 12/30/2014 as Document Number 1436419056, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Storage Unit SL-1116-5E and Parking Spaces P-29, P-30 and P-51, each a limited common element as delineated and defined in the Declaration of Condominium and any Plat of Survey attached thereto aforesaid.

COMMONLY KNOWN AS: DWELLING UNIT 5E AND THE EXCLUSIVE RIGHT TO USE PARKING SPACE(S) P-29, P-30 AND P-51 AND STORAGE UNIT SL-1116-5E AT 1116 W. ADAMS IN THE CA - CONDOS ON ADAMS CONDOMINIUM, CHICAGO, ILLINOIS 60607.

### TAX PARCEL IDENTIFICATION NUMBER:

17-17-210-110-0000 [AFFECTS LAND AND OTHER PROPERTY WHICH WAS SUBJECT TO A DIVISION FILED FOR TAX YEAR 2015]

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## EXHIBIT B

TO THAT SPECIAL WARRANTY DEED DATED THE **JANUARY 27, 2015**, CONVEYING DWELLING UNIT **5E** AND PARKING SPACE(S) **P-29, P-30 AND P-51** AND STORAGE UNIT **SL-1116-5E**, EACH A LIMITED COMMON ELEMENT, IN THE CA - CONDOS ON ADAMS CONDOMINIUM AT **1116 W. ADAMS**, CHICAGO, ILLINOIS 60607.

*All defined terms herein shall have their meaning assigned to them in the Purchase Agreement.*

### 19. RIGHT OF REPURCHASE.

(a) Purchaser hereby represents and warrants as of the date hereof and as of the Closing Date that Purchaser is acquiring the Dwelling Unit and the Parking Space(s) for personal use and not for resale or lease and that in acquiring the Dwelling Unit and the Parking Space(s), Purchaser is not acting as agent or nominee for any undisclosed party. Purchaser hereby grants Seller a right to repurchase the Dwelling Unit and the Parking Space(s) on the terms and conditions hereinafter set forth. If Purchaser does not reside in the Dwelling Unit within seven (7) months after the Closing Date, or if within one (1) year after the Closing Date Purchaser contracts to sell or lease the Dwelling Unit or the Parking Space(s), Seller shall have the right to repurchase the Dwelling Unit and the Parking Space(s); provided, however, that such Seller shall have no such right if such failure to so reside in the Dwelling Unit or sale or lease is a result of Purchaser's death, disability, divorce, separation or job-related transfer outside the Chicago metropolitan area. Purchaser shall notify Seller in writing not more than thirty (30) days subsequent to the execution of such a proposed sale or lease, which notice shall contain the name and address of the proposed purchaser or tenant and shall contain a copy of the proposed contract of sale or lease, including the conditions of such sale or lease. Seller shall have the right to repurchase the Dwelling Unit and the Parking Space(s), which right shall be exercised by written notice to Purchaser within thirty (30) days after receipt of said notice from Purchaser, or within thirty (30) days after such seven (7) month period, on the following terms: (i) the price shall be the Repurchase Price (as hereinafter defined), plus or minus prorations of general real estate taxes, prepaid insurance premiums, monthly assessments and other similar proratable items; (ii) Purchaser shall convey, by Special Warranty Deed, good, marketable and insurable title to the Dwelling Unit and assign the Parking Space(s) to Seller, or its designee, subject only to the Permitted Exceptions (excluding acts of Purchaser) existing at Closing and any acts of Seller; (iii) closing of the repurchase shall be effected through an escrow similar to the Escrow; and (iv) Purchaser shall bear all costs of the escrow and title insurance in the amount of the Repurchase Price. The Repurchase Price shall be the Purchase Price, adjusted by the costs of all Changes pursuant to Paragraph 4, if any, plus the cost of any improvements made by Purchaser to the Dwelling Unit and the Parking Space(s) after the Closing Date, which costs shall be established by copies of paid bills and canceled checks delivered to Seller either at the time of giving of Purchaser's thirty (30) day notice to Seller or within thirty (30) days after such seven (7) month period. If Seller notifies Purchaser within the aforesaid thirty (30) day period of its election to purchase the Dwelling Unit and the Parking Space(s), then such repurchase shall be closed within thirty (30) days after the giving of Seller's notice of such election. If Seller repurchases the Dwelling Unit and the Parking Space(s), as provided herein, Purchaser agrees to reconvey the Dwelling Unit and assign the Parking Space(s) to Seller in the same physical condition as at Closing, except for ordinary wear and tear and improvements or betterments made by Purchaser to the Dwelling Unit and the Parking Space(s).

(b) If Seller gives written notice to Purchaser within said thirty (30) day period that it does not elect to execute said repurchase right, or if Seller fails to give any written notice to Purchaser during the thirty (30) day period, then Seller's right to repurchase the Dwelling Unit and the Parking Space(s) shall terminate and Purchaser may proceed to close the proposed sale or lease; provided, however, that if Purchaser fails to close the proposed sale or lease with the proposed purchaser or tenant on the terms and conditions contained in the aforesaid notice, the right of repurchase granted to Seller herein shall remain in effect and shall be applicable to any subsequent sale or lease by Purchaser of the Dwelling Unit and the Parking Space(s) within the remainder of the said one (1) year period. If Purchaser so proceeds to close the sale or lease as aforesaid, upon Purchaser's request, Seller will execute



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and deliver to Purchaser a release of Seller's rights under this Paragraph 19, which delivery may be conditioned upon closing of such sale or lease.

(c) Any sale, lease, assignment or conveyance of the Dwelling Unit or the Parking Space(s) in violation of the provisions of this Paragraph 19 shall be null and void and of no force and effect. The Deed to be delivered on the Closing Date hereunder shall contain provisions incorporating the foregoing right of repurchase.

(d) For purposes of this Paragraph 19 the words "sell" or "sale" shall include among other definitions any sale, transfer, articles of agreement for deed, corporate transfer or other voluntary conveyance of the Dwelling Unit or the Parking Space(s), any partnership interest in any partnership owning an interest in the Dwelling Unit or the Parking Space(s), any lease with an option to purchase the Dwelling Unit or the Parking Space(s), any assignment of this Agreement, any assignment (except for collateral purposes only) of all or any portion of the beneficial interest or power of direction under any trust which owns legal or beneficial title to the Dwelling Unit for consideration or any conveyance or transfer which intends directly or indirectly to cause the transfer of the right of ownership. Notwithstanding the foregoing, upon Purchaser's request, Seller will deliver a written release of its rights under this Paragraph 19 following the closing of the sale of the last unit to be constructed in the Building.

(e) Seller's right of repurchase under this Paragraph 19 is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the Dwelling Unit and the Parking Space(s).

20. **REMEDY.** Except for actions for breach of warranty and fraud, if any legal action is commenced within ten (10) years after Closing by or on behalf of Purchaser, its successors or assigns, against Seller, its agents, servants, or any member or manager of Seller, or any other party affiliated with Seller, for any claim or cause of action arising directly or indirectly from the purchase, or use and occupancy of the Dwelling Unit or the Parking Space(s), including any claims or cause of action regarding the Common Elements of the Building, then, at the option of Seller, its successors and assigns, within a period of five (5) years from the date of the institution of said action, and upon sixty (60) days prior written notice to Purchaser, Seller, its successors and assigns, may tender to Purchaser the Purchase Price (plus or minus proration of general real estate taxes, prepaid insurance premiums, monthly assessments and other similar proratable items) adjusted by the cost of all Changes, if any, plus the cost of any improvements made by Purchaser to the Dwelling Unit after the Closing Date (which costs shall be established by copies of paid bills and canceled checks delivered to Seller) as liquidated damages, for all damages of any kind and nature whatsoever. Purchaser shall tender title to Seller, its successors and assigns, by Special Warranty Deed, good, marketable and insurable title to the Dwelling Unit and the Parking Space(s) (subject only to the Permitted Exceptions, excluding acts of Purchaser, existing at Closing and any acts of Seller), a title insurance policy, possession of the Dwelling Unit and the Parking Space(s) and a release of all claims against Seller, its successors and assigns, and this transaction shall be deemed rescinded. Closing shall be affected through an escrow similar to the Escrow. Purchaser shall bear the cost of the title insurance in the amount of the purchase price set forth in this Paragraph 20. The costs of the escrow shall be paid by Seller. The Deed to be delivered on the Closing Date hereunder shall contain provisions incorporating the foregoing remedy. Seller's remedy under this Paragraph 20 is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the Dwelling Unit and the Parking Space(s).

