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15126350300

Doc#: 1512635030 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/06/2015 10:35 AM Pg: 1 of 5

This instrument prepared by:
Justin M. Newman
Thompson Coburn LLP
55 E. Monroe Street, 37th Floor
Chicago, Illinois 60603

After recording return to/
Future tax bills to:
Ennell LLC
c/o Natalie Deagnes Talbot
300 Montgomery St. #1050
San Francisco, California 94104

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8978059 Karen Dr 1A3

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 28th day of April, 2015 by **PLANNED REALTY GROUP, INC.**, an Illinois corporation, as to an **undivided one-half interest** and **ROBERT J. BUFOKD**, as to an **undivided one-half interest** ("Grantor"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents hereby **SELLS AND CONVEYS** to **ENNELL LLC**, a Delaware limited liability company, whose mailing address is 300 Montgomery St., #1050, San Francisco, California 94104 ("Grantee"), the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

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, of Grantor, either in law or 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 Grantee and Grantee's successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee and Grantee's successors and assigns, that during the period of time that Grantor held fee simple title to the Premises, it 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 set forth as "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof.


Box 400

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by the Grantor on and as of the date first above written.

PLANNED REALTY GROUP, INC.,
an Illinois corporation

By: 
Name: Robert J. Buford
Title: President


Robert J. Buford

REAL ESTATE TRANSFER TAX		29-Apr-2015
	COUNTY:	9,375.00
	ILLINOIS:	18,750.00
	TOTAL:	28,125.00
17-03-231-018-1115 20150401679619 0-778-909-056		

REAL ESTATE TRANSFER TAX		29-Apr-2015
	CHICAGO:	140,625.00
	CTA:	56,250.00
	TOTAL:	196,875.00
17-03-231-018-1115 20150401679619 0-251-614-592		

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STATE OF Illinois)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do CERTIFY THAT Robert J. Buford, as President of Planned Realty Group, Inc., an Illinois corporation, 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 instrument as his free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 23rd day of April, 2015.



Notary Public

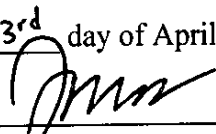
My commission expires on 11-15-17



STATE OF Illinois)
) SS.
COUNTY OF Cook)

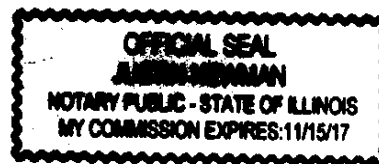
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do CERTIFY THAT Robert J. Buford, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 23rd day of April, 2015.



Notary Public

My commission expires on 11-15-17



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 65PH IN 800 NORTH MICHIGAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2, 7, 8 AND 9 IN THE PARK TOWER SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00584660 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE(S) P-55, P-70 AND P-71 LOCATED IN THE "GARAGE PROPERTY" AS DESCRIBED IN AND AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00584657 AS DELINEATED ON THE PLAT OF SURVEY ATTACHED THERETO.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE CS-82, LOCATED IN THE "RESIDENTIAL STORAGE AREA" AS DESCRIBED IN AND AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00584657 AS DELINEATED ON THE PLAT OF SURVEY ATTACHED THERETO.

PARCEL 4: EXCLUSIVE AND NON-EXCLUSIVE EASEMENTS MORE PARTICULARLY DESCRIBED AND DEFINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY AND BETWEEN PARK HYATT TOWER ASSOCIATES AND PARK TOWER, L.L.C. RECORDED AS DOCUMENT NUMBER 00584657, WHICH ARE APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID.

Common address: 800 N. Michigan Avenue, Unit 65PH, Chicago, Illinois

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Permanent Index Number: 17-03-231-018-1115

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EXHIBIT B

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.
2. TERMS AND PROVISIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 2, 2000 AS DOCUMENT NUMBER 00584657 SETTING FORTH EASEMENTS, COVENANTS AND RESTRICTIONS BENEFITTING AND BURDENING THE "COMMERCIAL PROPERTY, THE "PARKING PROPERTY" AND THE RESIDENTIAL PROPERTY" AS THEREIN DEFINED.
4. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 2, 2000 AS DOCUMENT NO. 00584660, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
5. COVENANTS, CONDITIONS AND RESTRICTIONS RELATING TO THE MAINTENANCE AND REPAIR OF THE COMMON SEWER LINE LOCATED ANYWHERE ON THE PROPERTY FROM THE POINT OF CONNECTION TO THE SEWER MAIN IN THE PUBLIC STREET AS SET FORTH IN DOCUMENT RECORDED AUGUST 2, 2000, AS DOCUMENT NUMBER 00584655.
6. ENCROACHMENT OF RESIDENTIAL CANOPY, PLANTERS AND BAY WINDOW/BALCONY OVER AND ONTO N. MICHIGAN AVENUE BY AN UNDISCLOSED AMOUNT AS SHOWN ON PLAT OF SURVEY ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00584660.
7. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 4 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.