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150990000897

Special Warranty Deed



Doc#: 1513342009 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/13/2015 09:02 AM Pg: 1 of 4

THE GRANTOR, 1345 S. Wabash Development Corporation, an Illinois corporation, successor by merger to 1345 S. Wabash THC, LLC, for and in consideration of Ten and No/100ths Dollars (\$10.00), in hand paid, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto **THE GRANTEE, Birute Morkveniene and Marius Morkvenas**, as Joint tenants, the Real Estate situated in the County of Cook, State of Illinois, legally described on Exhibit A attached hereto.

Together with all and singular the here intangibles and appurtenances thereunto belonging, or in any way appertaining, and all of the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD said premises forever. And the Grantor, for itself, and its successors, does covenant, promise and agree, to, and with the Grantee, its heirs, successors and assigns, that it has not done or suffered to be done anything whereby said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same.

Grantor also hereby grants to Grantee, his successors and assigns, such rights and easements appurtenant to the subject real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium (as defined in Exhibit B), and Grantor reserves unto itself, its successors and assigns, the rights and easements set forth in said Declaration of Condominium for the benefit of the remaining property described therein. In addition to those permitted exceptions set forth on Exhibit B, this Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration of Condominium the same as though the provisions of said Declaration of Condominium were recited and stipulated at length herein.

SUBJECT TO: Those permitted exceptions set forth on Exhibit B attached hereto.

Permanent Real Estate Index Number(s): 17-22-104-011-0000 and 17-22-104-012-0000

Commonly Known As: 1345 South Wabash Avenue, Units 904 and P-72, Chicago, Illinois 60605

[Signature to Follow]

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr. STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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DATED this 1st day of May, 2015.



1345 S. Wabash Development Corporation,
an Illinois corporation

By: *Alexandra Skowron*
Name: Alexandra Skowron
Its: Authorized Agent

State of Illinois)
) SS

County of Cook)

REAL ESTATE TRANSFER TAX		07-May-2015
	CHICAGO:	2,520.00
	CTA:	1,008.00
	TOTAL:	3,528.00
17-22-104-011-0000 20150501683109 0-840-562-048		

REAL ESTATE TRANSFER TAX		07-May-2015
	COUNTY:	168.00
	ILLINOIS:	336.00
	TOTAL:	504.00
17-22-104-011-0000 20150501683109 1-774-194-048		

The undersigned, a notary public in and for the above county and state, certifies that Alexandra Skowron, personally known to me to be an authorized agent of 1345 S. Wabash Development Corporation, an Illinois corporation, and to be the same person whose name is subscribed as principal to the foregoing instrument, appeared before me in person and acknowledged signing and delivering said instrument as her free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1st day of May, 2015.

Sarah McManis
Notary Public

My Commission Expires: Jan. 20, 2019

This instrument was prepared by:
Rebecca S. Vicario
Stahl Cowen Crowley Addis LLC
55 West Monroe Street, Suite 1200
Chicago, Illinois 60603

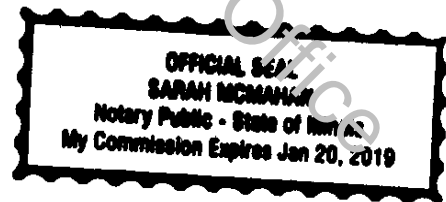
After recording mail to:
Birute Morkveniene and Marius Morkvenas
1345 S. Wabash #904

Chicago IL 60605

Send subsequent tax bills to:
Birute Morkveniene and Marius Morkvenas

1345 S. Wabash #904

Chicago IL 60605



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LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 17-22-104-011-0001 ~~17-22-104-011-0000~~

Property ID: 17-22-104-012-0000

Property Address:

1345 S. Wabash, Unit 904 & P-72
Chicago, IL 60605

Legal Description:

UNIT 904 AND PARKING UNIT P-72 IN THE 1345 S. WABASH CONDOMINIUMS, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 2015 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 1511919172, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office

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EXHIBIT B

SUBJECT TO:

1. General Real Estate Taxes not yet due and payable.
2. Terms and provisions of the Condominium Property Act of Illinois.
3. All easements, air rights and covenants, conditions and restrictions of record, including but not limited to the Declaration of Condominium Ownership recorded 4-29, 2015 as Document No. 1511919173 as amended from time to time ("Declaration of Condominium").
4. Terms and provisions of the Declaration of Condominium, including all amendments and exhibits thereto.
5. Declaration of Covenants, Conditions, Restrictions and Easements relating to the Commercial Property (as defined in the Declaration of Condominium).
6. Applicable zoning and building laws and ordinances.
7. Acts done or suffered by Grantee(s) of anyone claiming by, through, or under Grantee(s).
8. Leases, licenses, encroachments and agreements affecting the Common Elements or the Limited Common Elements (as defined in the Declaration of Condominium).
9. Liens and other matters of title over which the title insurer is willing to insure without cost to Grantee(s).
10. Utility easements, whether recorded or unrecorded.
11. Schedule B exceptions listed in Attorney's Title Guaranty Fund, Inc. Commitment No. 150990000897.