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Doc#: 1513510085 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/15/2015 03:03 PM Pg: 1 of 5

156990000 898

1/2

Property of Cook County Clerk's Office

## SPECIAL WARRANTY DEED

1345 SOUTH WABASH AVE UNITS 811 AND P-62  
CHICAGO, IL 60605

17-22-104-011-0000 AND 17-22-104-012-0000

SCS  
Y  
S  
N  
SCY  
INTA

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

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## Special Warranty Deed

15099000898

**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, Eileen M. Bush**, a Single woman, 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 hereditaments 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 exception 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 811 and P-62**, Chicago, Illinois 60605

*[Signature to Follow]*

Attorneys' Title Guaranty Fund, Inc.  
150 North Dearborn Street, Suite 2400  
Chicago, IL 60602-3850  
Attention: Arch Department

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DATED this 8th day of May, 2015.



**1345 S. Wabash Development Corporation,**  
an Illinois corporation

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

State of Illinois )

County of Cook )

REAL ESTATE TRANSFER TAX		13-May-2015
	CHICAGO:	2,422.50
	CTA:	969.00
	TOTAL:	3,391.50
17-22-104-011-0000   20150501683410   0-976-620-928		

REAL ESTATE TRANSFER TAX		13-May-2015
	COUNTY:	161.50
	ILLINOIS:	323.00
	TOTAL:	484.50
17-22-104-011-0000   20150501683410   0-371-805-568		

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 8th day of May, 2015.

*Sarah McMan*

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:*  
Eileen M. Bush

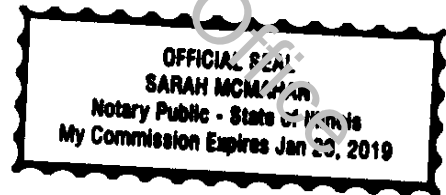
1345 S. Wabash #811

Chicago, IL 60605

*Send subsequent tax bills to:*  
Eileen M. Bush

1345 S. Wabash #811

Chicago, IL 60605



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ATTORNEYS' TITLE GUARANTY FUND, INC.

## LEGAL DESCRIPTION

**Permanent Index Number:**

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

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

**Property Address:**

1345 S. Wabash Avenue, Unit 811 & P-62

Chicago, IL 60605

**Legal Description:**

UNIT 811 AND PARKING UNIT P-62 IN THE 1345 S. WABASH CONDOMINIUMS, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT D 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.

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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 April 29, 2015 as Document No. 151919173, 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. 150990000898