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Doc#: 1515226029 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/01/2015 10:25 AM Pg: 1 of 3

SPECIAL WARRANTY DEED Statutory (Illinois)

THE GRANTOR 901 MADISON DEVELOPMENT, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to **GEORGE MORGAN**, 901 W. Madison, Unit 510, Chicago, IL 60607 (the "**GRANTEE**"), the following described real estate (the "**Property**"), situated in the County of Cook in the State of Illinois to wit: * Single man

[See Exhibit A attached hereto and made a part hereof]

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements, including drainage system easement; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "**Act**"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the Madison 901 Condominium Association (the "**Declaration**"); (viii) the Operating Agreement (defined herein); (ix) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (x) Encroachments, which do not effect the use of the Unit as a residence; (xi) Declaration of Easement, and Restrictive Covenants dated August 5, 2004 in favor of 901 Madison Development, LLC (concerning access easements, parking and construction, among other things); and (xii) acts of Purchaser.

Permanent Real Estate Index Number(s): 17-17-207-029--1032 and 17-17-207-029-1240

Address of Real Estate: 901 W. Madison, Unit 510 and P-92, Chicago, IL 60607

REAL ESTATE TRANSFER TAX		22-May-2015
	CHICAGO:	2,512.50
	CTA:	1,005.00
	TOTAL:	3,517.50

17-17-207-029-1032 | 20150501689140 | 0-176-987-520

REAL ESTATE TRANSFER TAX		22-May-2015
	COUNTY:	167.50
	ILLINOIS:	335.00
	TOTAL:	502.50
17-17-207-029-1032 20150501689140 0-446-274-944		

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Dated: May 20, 2015

901 MADISON DEVELOPMENT L.L.C.,
an Illinois limited liability company

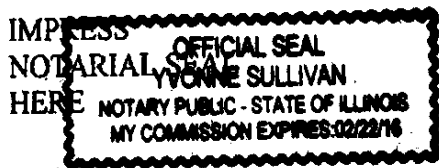
BY: TERRAPIN PROPERTIES, L.L.C.,
Its Manager

By: _____
Its: Manager

State of Illinois)
) SS
County of COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **James D. Geleerd**, personally known to me to be the Manager of Terrapin Properties, LLC, Manager of 901 MADISON DEVELOPMENT, LLC, an Illinois limited liability company and 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 as the Manager he signed and delivered the said instrument pursuant to authority given by the Members of said company as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, on May 20, 2015.



James Sullivan
Notary Public

My Commission Expires 2/22/16

This instrument prepared by Gregory A. Braun, 4301 N. Damen, Chicago, IL 60618

Upon Recording, Mail to:
Matthew T. Albrecht, Esq.
Attorney At Law
415 N. LaSalle Street, Ste. #403
Chicago, IL 60654
George Morgan
901 W. Madison #510
Chicago, IL 60607

Send Subsequent Tax Bills to:
George Morgan
901 W. Madison
Unit 510
Chicago, IL 60607

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 510 AND P-92 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MADISON 901 CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0715015054 IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The Tenant of Unit 510 has waived or has failed to exercise the right of first refusal.