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Doc#: 1517504082 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/24/2015 01:31 PM Pg: 1 of 4

Special Warranty Deed

15099000903

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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, LINDA LARKABEE**, 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, **Unit 1506**, Chicago, Illinois 60605

[Signature to Follow]

Attorneys' Title Guaranty Fund, Inc.
1 S. Dearborn Dr., Suite 2400
Chicago, IL 60605-1950
Attn: Search Department

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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, Unit 1506
Chicago, IL 60605

Legal Description:

UNIT 1506 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. Terms, powers and provisions of the Declaration of Condominium Ownership recorded April 29, 2015 as Document No. 1511919172, as amended from time to time ("Declaration of Condominium").
4. Declaration of Easements, Air Rights, Covenants, Conditions and Restrictions recorded April 29, 2015 as Document No. 1511919173 relating to the Commercial Property (as defined in the Declaration of Condominium).
5. Applicable zoning and building laws and ordinances.
6. Acts done or suffered by Grantee(s) or anyone claiming by, through, or under Grantee(s).
7. Leases, licenses, encroachments and agreements affecting the Common Elements or the Limited Common Elements (as defined in the Declaration of Condominium).
8. Liens and other matters of title over which the title insurer is willing to insure without cost to Grantee(s).
9. Utility easements, whether recorded or unrecorded.
10. Schedule B exceptions listed in Attorney's Title Guaranty Fund, Inc. Commitment No. 150990000903.