UNOFFICIAL COPY

15175@4@370

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

1

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 assignt, 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, 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 $\underline{\text{Exhibit B}}$ 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 5. Marker Dr. 12400 Co. 11. 6060 650 Attn: Search Department



1517504082D Page: 2 of 4

UNOFFICIAL CO

DATED this 17th day of June, 2015.

1345 S. Wabash Development Corporation, an Illinois corporation

Name: Alexandra Skowron Its: Authorized Agent

State of Illinois

County of Cook

REAL ESTATE TRANSFER TAX 23-Jun-2015 CHICAGO: 1.803.75 CTA: 721.50 TOTAL: 2,525.25 17-22-104-011-0000 20150601695378

REAL ESTATE TRANSFER TAX			23-Jun-2015
		COUNTY:	120.25
		ILLINOIS:	240.50
		TOTAL:	360.75

17-22-104-011-0000 20150601695378 2-140-496-768

The undersigned, a notary public in and for the above county and state, certifies that Alexandra Skowron, personally known to the 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 nend and notarial seal this 17th day of June, 2015.

My Commission Expires: Mar 11,2019

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:

Linda Larrabee 455. Wasas Have #1506 Chicago, IL 60605

Send subsequent tax bills to:

Linda Larrabee
1345 S. Wabash Are
#1504 Chicago, IL60405

OFFICIAL SEAL S BEDFORD Notary Public - State of Illinois My Commission Expires Mar 11, 2019

1517504082D Page: 3 of 4

UNOFFICIAL COPY

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, LUNOIS, AS DOCUMENT NO. 1511919172, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

UNOFFICIAL COPY

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 po wers and provisions of the Declaration of Condominium Ownership recorded April 29, 2015 as Document No. 1511919172, as amended from time to time ("Declaration of Condominate.)").
- 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 Condominion).
- 5. Applicable zoning and building it wis and ordinances.
- 6. Acts done or suffered by Grantee(s) of inyone 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 L'eclaration of Condominium).
- 8. Liens and other matters of title over which the title ir surer 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.