

# UNOFFICIAL COPY

*This instrument prepared by:*

Nathan F. Fahrner, Esq.  
Perkins Coie LLP  
131 S. Dearborn Street, Suite 1700  
Chicago, IL 60603

*After recording mail to:*

Stephanie Cerf  
Gaines & Puljic  
10 S LaSalle Street, Suite 3500  
Chicago, IL 60603

*Forward future tax bills to:*

Shengxi Wu  
4 East Elm Street, Unit 14 N  
Chicago, IL 60611



Doc#: 1609716010 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/06/2016 10:52 AM Pg: 1 of 6

15000033812

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 4 day of ~~March~~ <sup>Apr: 19</sup>, 2016, Elm State Property LLC, a Delaware limited liability company, having an address of 540 W. Madison, Suite 2500, Chicago, IL 60651 ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** to Shengxi D. Wu and Zongzong Tao, husband and wife, not as joint tenants or tenants in common, but as Tenants by the Entirety, having an address of 160 E. Illinois Street, Unit 1708, Chicago, IL 60611 ("Grantee"), forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging there, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** the said premises as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it is lawfully seized of said real estate in fee simple; and that it has good right and lawful authority to sell and convey said real estate; and that it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by,

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through or under it, subject only to those matters listed on **Exhibit B** attached hereto and made a part hereof.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

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

*[Remainder of page intentionally left blank; Signature page to follow]*

## REAL ESTATE TRANSFER TAX

06-Apr-2016



COUNTY:	1,398.00
ILLINOIS:	2,796.00
<b>TOTAL:</b>	<b>4,194.00</b>

17-03-200-002-0000 | 20160301686114 | 1-056-452-160

## REAL ESTATE TRANSFER TAX

06-Apr-2016



CHICAGO:	20,970.00
CTA:	8,388.00
<b>TOTAL:</b>	<b>29,358.00</b>

17-03-200-002-0000 | 20160301686114 | 1-440-665-152

\* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, this Deed has been executed by Grantor under seal on and as of the date first above written

ELM STATE PROPERTY LLC, a Delaware limited liability company

By: Convexity Management LLC, its Sole Manager

By: [Signature]  
Name: Jeremy S. Kerman  
Its: Authorized Person

STATE OF ILLINOIS )  
COUNTY OF Cook ) ss.

I, [Signature] a Notary Public in and for said County in the State aforesaid, do hereby certify that Jeremy Kerman as Manager of Convexity Management LLC, Sole Manager of Elm State Property LLC, a Delaware limited liability company 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 he signed and delivered such instrument as his own free and voluntary acts for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 4 day of April 2016, ~~March~~.

[Signature]  
Notary Public  
My Commission Expires: 5/6/19



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## Exhibit A

### LEGAL DESCRIPTION

Permanent Index Numbers: 17-03-200-002-0000  
17-03-200-003-0000

Commonly known as: 4 East Elm Street, Unit 14N, Chicago, IL 60611  
Parking Spaces 34 and 35

Unit 14N and Parking Spaces 34 and 35, together with its undivided percentage interest in the common elements in 4 East Elm Condominiums, as delineated and defined in the Declaration recorded as Document No. No. 1607429044, in Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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## Exhibit B

### PERMITTED EXCEPTIONS

- (1) General real estate taxes and assessments not due and payable at the time of closing;
- (2) The Act;
- (3) The Condominium Declaration and plat of survey ("Plat") attached thereto, including all other amendments and exhibits thereto;
- (4) Applicable zoning and building laws and ordinances and other ordinances of record;
- (5) Encroachments, if any, which do not materially affect the use of the Purchased Unit as a residence;
- (6) Leases and licenses affecting the Common Elements;
- (7) Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the Purchased Unit as a residence;
- (8) Any construction easement agreement including all amendments and exhibits thereto;
- (9) Rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for alleys, roads and highways, if any;
- (10) Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (11) The Declaration of CC&Rs (as defined in the Condominium Declaration);
- (12) The Land lies within the boundaries of a Special Service Area as disclosed by Ordinance recorded as Document No. 91075841;
- (13) Agreement dated June 19, 1890 and recorded June 20, 1890 in Book 3 126 Page 387 as Document No. 1290449 and revised by Declaration recorded as Document No. 12281392;
- (14) Reaffirmation of Party Wall Agreement recorded as Document No. 86130698;
- (15) Covenant and Restrictions contained the Agreement recorded as Document No. 529001;
- (16) Easement granted to the City of Chicago by an Instrument dated October 20, 1939 and recorded April 30, 1940 as Document No. No. 12474207;
- (17) Agreement entered into by City of Chicago and Leroy F. Pape, Elmer A. Degen and James F. Vanek, as Trustee under Trust No. 30483 in the Grant recorded April 30, 1940 as Document No. 12474207;
- (18) Declaration of Covenant to Maintain Sewer Line recorded as Document No. 1502313029;

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- (19) Grant of Easement dated May 27, 2015 and recorded September 30, 2015 as Document No. 1527329141;
- (20) (a) Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded March 14, 2016 as Document No. 1607429044 as amended from time to time;  
  
(b) Provisions, limitations and conditions as imposed by the "Condominium Property Act"; and
- (21) Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Reciprocal Easement and Operating Covenants recorded March 14, 2016 as Document No. 1607429043.

Property of Cook County Clerk's Office