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Doc# 1711829029 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/28/2017 10:52 AM PG: 1 OF 5

## **400 WEST HURON CONDOMINIUM SPECIAL WARRANTY DEED IN TRUST**

17000031406

This Special Warranty Deed in Trust is made this 24th day of April, 2017, by **HURON SEDGWICK DEVELOPMENT LLC**, a limited liability company created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("**Grantor**"), and **Linda B. Coleman Revocable Trust Dated January 11, 1996; Amended March 8, 2016**, of Chicago, Illinois (whether one or more, "**Grantee**").

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and No/00 (\$10.00) Dollars and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Authorized Signatory of said limited liability company, by these presents does convey and warrant unto Grantee, and to Grantee's successors and assigns, forever, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

*See Exhibit A attached hereto and incorporated herein by reference*

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth. **THE TERMS AND CONDITIONS APPEARING ON EXHIBIT B TO THIS INSTRUMENT ARE MADE A PART HEREOF.**

Grantor also hereby grants to the Grantee, its successors and assigns, the rights and easements appurtenant to the subject Unit set forth in the Declaration of Condominium described in said **Exhibit A** ("**Declaration**"), for the benefit of said property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property therein described.

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

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it

CCRD REVIEW

**WILL WARRANT AND DEFEND**, subject to: (i) general real estate taxes for 2016 (2<sup>nd</sup> installment) and subsequent years; (ii) applicable zoning and building laws and building restrictions and ordinances; (iii) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (iv) streets and highways, if any; (v) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration, and so long as same do not prohibit the use of said unit as a single family condominium residence; and (vi) the Condominium Property Act of Illinois.

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**IN WITNESS WHEREOF, HURON SEDGWICK DEVELOPMENT LLC** has executed this Special Warranty Deed in Trust as of the day and year above first written.

**HURON SEDGWICK DEVELOPMENT LLC**, an Illinois limited liability company

By: *Arnie M. [Signature]*  
Its: Authorized Signatory

**This instrument was prepared by:**

Lawrence M. Gritton  
126 West Chicago Avenue  
Chicago, Illinois 60654


**After recording mail to:**



Paula Kaplan Berger  
180 North LaSalle Street, Suite 3700  
Chicago, IL 60601

**Send subsequent tax bills to:**

Linda B. Coleman, as Trustee of the Linda B. Coleman Revocable Trust  
400 West Huron Street, Unit 801  
Chicago, IL 60654

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		25-Apr-2017
	CHICAGO:	15,750.00
	CTA:	6,300.00
	<b>TOTAL:</b>	<b>22,050.00 *</b>

REAL ESTATE TRANSFER TAX		28-Apr-2017
	COUNTY:	1,050.00
	ILLINOIS:	2,100.00
	<b>TOTAL:</b>	<b>3,150.00</b>

17-09-120-014-0000 | 20170401642925 | 0-681-941-696

17-09-120-014-0000 | 20170401642925 | 2-136-469-184

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

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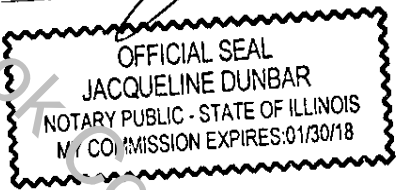
State of Illinois        )  
                                   )  
 County of Cook         )

SS

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Lawrence M. Gritton, as Authorized Signatory on behalf of **Huron Sedgwick Development LLC**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24th day of April, 2017.

*[Handwritten Signature]*  
 \_\_\_\_\_  
 Notary Public



Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

#### Parcel 1:

Unit 801 in the 400 West Huron Condominiums as delineated on a survey of the following described real estate:

Lots 23, 24, 25, 26, 27 and 28 in Block 7 in Higgins Law and Company's Addition to Chicago in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian;

which survey is attached to as **Exhibit E** to the Declaration of Condominium recorded as Document Number 1709629057, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

#### Parcel 2:

The exclusive right to the use of Parking Spaces P-58 and P-59, Storage Space S-17 and Wine Storage Space WS-11, Limited Common Elements, as delineated on the Survey attached to the Declaration aforesaid, recorded April 6, 2017 as Document Number 1709629057.

#### Parcel 3:

Easements for the benefit of Parcel 1 as set forth in the Easement Agreement and Covenant dated March 23, 2015 and recorded March 30, 2015 as document number 1508957365.

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**Permanent Index Numbers:** 17-09-120-013-0000  
17-09-120-014-0000

**Street Address:** Unit 801, 400 West Huron Street, Chicago, IL 60654

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## EXHIBIT B

### TRUST PROVISIONS

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of the trust have been complied with, or obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.