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Doc# 1713216018 Fee \$44.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/12/2017 10:06 AM PG: 1 OF 4

400 WEST HURON CONDOMINIUM SPECIAL WARRANTY DEED

17000031329^①

This Special Warranty Deed is made this 5th day of May, 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 **Thomas J. Nielsen and Mary Beth Leonard**, husband and wife, as tenants by the entirety, of Oak Park, 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

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 is 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 **WILL WARRANT AND DEFEND**, subject to: (i) general real estate taxes for 2016 (2nd 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,

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including the Declaration, and so long as same do not prohibit the use of said unit as a single family condominium residence; and (v) the Condominium Property Act of Illinois.

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

HURON SEDGWICK DEVELOPMENT LLC, an Illinois limited liability company

By: [Signature]
Its: Authorized Signatory

This instrument was prepared by:

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

After recording mail to:

Charles A. Janda
120 North LaSalle Street, Suite 1040
Chicago, IL 60602

Send subsequent tax bills to:

Thomas J. Nielsen
400 West Huron Street, Unit 1003
Chicago, IL 60654

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

10-May-2017



CHICAGO: 10,875.00
CTA: 4,350.00
TOTAL: 15,225.00 *

17-09-120-014-0000 | 20170401644998 | 1-876-513-216

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

REAL ESTATE TRANSFER TAX

12-May-2017



COUNTY: 725.00
ILLINOIS: 1,450.00
TOTAL: 2,175.00

17-09-120-014-0000 | 20170401644998 | 0-841-727-680

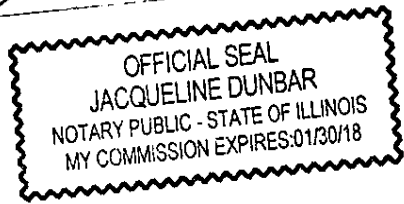
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State of Illinois)
) SS
 County of Cook)

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 5th day of May, 2017.

 Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Unit 1003 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 North west 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-70 and P-71, Storage Space S-8 and Wine Storage Space WS-16, Limited Common Element, 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 1708957365.

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

Street Address: Unit 1003, 400 West Huron Street, Chicago, IL 60654