

# UNOFFICIAL COPY

Doc#: 1713218025 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/12/2017 10:38 AM Pg: 1 of 3

## WARRANTY DEED

Dec ID 20170501652534  
ST/CO Stamp 0-514-770-624 ST Tax \$925.00 CO Tax \$462.50  
City Stamp 1-642-217-152 City Tax: \$9,712.50

THE GRANTOR, GP 1, LLC, an Illinois limited liability company, of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: MUNICIPAL TRUST AND SAVINGS BANK, NOT PERSONALLY BUT AS TRUSTEE ON BEHALF OF MUNICIPAL TRUST AND SAVINGS BANK TRUST NUMBER 1835,

with an address of 720 Main Street N.W., Bourbonnais, Illinois, 60914 ("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s):

17-22-110-135-1194  
17-22-110-135-1646

STEWART TITLE  
800 E. Dixon Road  
Suite 180  
Naperville, IL 60563

(above space for recorder only)

Address of Real Estate: 1211 South Prairie Avenue Private, Unit 3706, GU-377T and S-191  
Chicago, Illinois 60605

SUBJECT TO(A) Real estate taxes not yet due and payable; (B) Special taxes or assessments for improvements not yet completed, and other assessments or installments thereof not due and payable; (C) Any and all applicable zoning, planned unit development and building laws, ordinances or restrictions; (D) Any and all encroachments; utility easements; rights of the City of Chicago in and to freight tunnels located upon the condominium property, unrecorded license agreements and railroad rights of way, easements, covenants, conditions, restrictions, and building lines of record; public, private and utility easements (including, without limitation, access easements, reciprocal easements and maintenance agreements pertaining to or affecting the Museum Park development, the underlying land or the building, and components thereof, and including, without limitation, those easements, covenants, agreements and restrictions recorded with the Cook County Recorder of Deeds as document numbers: 91075841, 91574409, 0010003311, 0020470285, 0428115110, 0428115111, 0809541100, 00817665, 00817666, 0613532038, 0608018003, 0701909063, 0809541095, 0809541096, 0809541097, 0809541099, 0809541098, 08095411101, 08095411103, and 08095411102; party wall rights; existing licenses, leases and tenancies affecting the common elements; and any and all agreements of record, provided that none of such other agreements materially adversely affects Grantee's quiet use and enjoyment of the property as a residential or parking condominium unit, as applicable. (E) Declaration of Condominium for One Museum Park East Condominiums recorded on April 8, 2008 with the Cook County Recorder of Deeds as document number 0809922000 as same has been amended and may be amended from time to time; (F) The provisions of the Illinois Condominium Property Act; (G) Any and all acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; (H) Any provisions of the Contract between Grantor and Grantee which, by their nature or by the terms of such contract, survive or are intended to survive the delivery and acceptance of this Deed; (I) General title exceptions contained in owner's title insurance policies issued by Stewart Title Insurance Company; and (J) Any and all other title exceptions over which Stewart Title Insurance Company is prepared to insure without cost to Grantee, including, without limitation, mechanics liens.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on this 10th day of May, 2017.

**GP 1, LLC, an Illinois limited liability company**

By: EDC GP1, LLC,  
an Illinois limited liability company  
Its: Manager

REAL ESTATE TRANSFER TAX		11-May-2017	
		COUNTY:	462.50
		ILLINOIS:	925.00
		TOTAL:	1,387.50
17-22-110-135-1194		20170501852534   0-514-770-624	

By: EDC One Museum Park, LLC,  
an Illinois limited liability company  
Its: Manager

By: EDC Management, Inc.,  
an Illinois corporation  
Its: Manager

By:   
Ronald B. Shipka, Jr.  
Its: President

State of Illinois )  
)ss  
County of Cook )

REAL ESTATE TRANSFER TAX		11-May-2017	
		CHICAGO:	6,937.50
		CTA:	2,775.00
		TOTAL:	9,712.50 *
17-22-110-135-1194		20170501852534   1-642-217-152	
* Total does not include any applicable penalty or interest due.			

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, Ronald B. Shipka, Jr., in the capacity noted above, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his free and voluntary act, in the capacity noted above, for the uses and purpose therein set forth.

Given under my hand and official seal, this 10th day of May, 2017

Notary Public



This Instrument was prepared by:

Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

After recording mail to:  
~~2276 Sunset View Lane~~  
~~LaGrange IL 60901~~  
P.O. Box 146  
Bourbonnais IL 60194

Send subsequent tax bills to:  
~~2276 Sunset View Lane~~  
~~LaGrange IL 60901~~

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 3706 and GU-377 IN THE ONE MUSEUM PARK EAST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN BLOCK 2 SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN KILEY'S SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0809922000, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-191, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0809922000.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY 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 PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN

COMMONLY KNOWN AS: 1211 SOUTH PRAIRIE AVENUE PRIVATE, UNIT 3706 and GU-377T, CHICAGO, ILLINOIS 60605

### PIN:

17-22-110-135-1194

17-22-110-135-1646