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Doc#: 1717147030 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 06/20/2017 09:18 AM Pg: 1 of 3

Dec ID 20170601673483

ST/CO Stamp 1-486-202-304 ST Tax \$245.00 CO Tax \$122.50

City Stamp 2-043-492-800 City Tax: \$2,572.50

PREPARED BY:

John T. Comet, Esq.

HP Ventures Group LLC –

Dearborn Project 1306

1306 W. Anthony Dr.

Champaign, IL 61821

STEWART TITLE

700 E. Diehl Road, Suite 180

Naperville, IL 60563

SPECIAL WARRANTY DEED

01146-51246 1/2 KB

KNOW ALL MEN BY THESE PRESENTS, THAT HP Ventures Group, LLC – Dearborn Project (the "Grantor") of the County of Cook and State of Illinois for and in consideration of ten dollars (\$10.00), and for other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, convey, release, and warrant (for any claims through or under grantor) subject to the below noted exceptions to title unto Peter Lebeau of 2022 S. Throop St., Unit 2W, Chicago, IL, (the "Grantee") all the right, title, interest, claim or demand, whatsoever HP Ventures Group LLC – Dearborn Project has acquired to the premises therein described, as follows, to wit: *x An Illinois Limited Liability Company*

Unit 321 and P-77 together with their undivided percentage interest in the common elements, in The Opera Lofts Condominium, as delineated on a survey of the following described tract of land in Cook County Illinois:

Lots 25 to 38, both inclusive, and Lot 39, except that part of said Lot 39 lying northerly of a straight line drawn from a point in the East line of Lot 39, 19.33 feet North of the Southeast corner of said Lot 39 to a point in said Lot 39, 50.33 feet West of the East line of said Lot 39 and 19.33 feet North of the South line of said Lot 39, thence Westerly along a straight line to a point in the West line of said Lot 39, 17 feet North of the Southwest corner of said Lot 39, all in Block 1 of G.W. Gerrish's Subdivision of part of the East Half of the Northeast Quarter of Section 28, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 0733615135, as amended by First Amendment recorded as document number 0807322118, Second Amendment recorded as document number 0820431094, Third Amendment recorded as document number 0824216028, Fourth Amendment recorded as document number 0927418079, Fifth Amendment as document number 1432916032 and as otherwise amended from time to time.

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.

Permanent Index Number(s): 17-28-237-039-1170 and 17-28-237-039-1078


Address: 2545 S. Dearborn, Unit 321 and P77, Chicago, IL 60616

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Subject to the following exceptions to title: general taxes for the year of 2016 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, other governmental regulations and exceptions noted in the Title Exceptions exhibit attached.

Dated this 15th day of June, 2017.

HP Ventures Group LLC – Dearborn Project,
 an Illinois limited liability company
 By: Hi-Pointe Development Corporation
 Its: Sole Manager

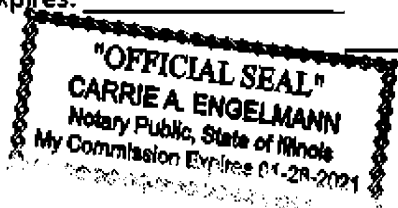

 Steven J. Cook, President

STATE OF ILLINOIS)
)
 SS. COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Steven J. Cook, President of Hi-Pointe Development Corp., sole manager of HP Ventures Group LLC – Dearborn Project, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 15th day of June, 2017.



My commission expires: _____





 Notary Public

MAIL TAX BILL TO:
Roder M. Lebeau
2545 S. Dearborn Unit 321, P77
Chicago, IL 60616

MAIL RECORDED DEED TO:
Roder M. Lebeau
2545 S. Dearborn Unit 321,
Chicago, IL 60616

REAL ESTATE TRANSFER TAX		19-Jun-2017
	COUNTY:	122.50
	ILLINOIS:	245.00
	TOTAL:	367.50

17-28-237-039-1078 | 20170801673483 | 1-486-202-304

REAL ESTATE TRANSFER TAX		19-Jun-2017
	CHICAGO:	1,837.50
	GTA:	735.00
	TOTAL:	2,572.50 *

17-28-237-039-1078 | 20170601673483 | 2-043-492-800
 * Total does not include any applicable penalty or interest due.

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TITLE EXCEPTIONS

The grant of right, title, interest, claim or demand transferred by this Special Warranty Deed is subject to the following exceptions listed in Stewart Title Company ALTA Commitment for Title Insurance # 195565512T dated May 3, 2017:

1. Rights or claims of parties in possession not shown by public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Taxes not yet due or payable.
7. a. Terms, provisions, covenants, conditions, restrictions, obligations, charges, assessments, lien and options in rights and easements established by the Declaration of Condominium Ownership as Document No. 0733815135, as amended by First Amendment recorded as document number 0807322119, Second Amendment recorded as document number 0820431094, Third Amendment recorded as document number 0824216028, Fourth Amendment recorded as document number 0927418079, Fifth Amendment as document number 1432916032 and as further amended from time to time.
8. Assignment of Developer Rights recorded as document No. 1301822030.
9. Terms, Provisions, Conditions and Restrictions contained in the covenant recorded 3/28/2007 as document 0708760153 made by and between the City of Chicago and Harris NA as trustee under trust agreement dated 10/11/2004 and known as trust number HTB-1574 relating to sewer mains and storm water retention.
10. Easement in favor of Comcast of Chicago, Inc recorded 12/18/2007 as document number 0735235124.
11. Ordinance by the City of Chicago for the Redevelopment Plan for Slum and Blighted area redevelopment project 25th-South Parkway, as set forth in the instrument recorded 7/23/1963, as Instrument No.18860883.
12. Ordinance by the City of Chicago Revision No.2 for the Redevelopment Plan for Slum and Blighted area redevelopment project 25th-South Parkway, as set forth in the instrument recorded 4/12/1967, as document number 20107663 and in the Ordinance approving the same recorded 12/5/1969 as document number 21029768.
13. Encroachment of the building located mainly on the land onto the right of way South of and adjoining by approximately 0.03 feet and North and adjoining by approximately 0.07 feet, as shown on Plat of Survey Number 2545 prepared by Central Survey Company, Inc. dated August 31, 2007.