

# UNOFFICIAL COPY

**THIS INSTRUMENT PREPARED BY:**

Scott A. Weinstein  
Kovitz Shifrin Nesbit  
175 N. Archer Ave.  
Mundelein, IL 60060



Doc# 1728634075 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/13/2017 01:42 PM PG: 1 OF 4

**SPECIAL WARRANTY DEED**

**ILLINOIS**

*17NW7126545 NS  
15/2A CND*

THIS INDENTURE, made this 11<sup>th</sup> day of October, 2017, between **ONTARIO CENTURY PROPERTY, LLC**, a dissolved Delaware limited liability company, Debtor in Case No. 15-3471, created and existing by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, and **CENTURY TOWER PRIVATE RESIDENCES CONDOMINIUM ASSOCIATION**, an Illinois not-for-profit corporation, created and existing by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, the party of the second part.


WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Manager of said limited liability company, hereby REMISES, RELEASES ALIENS AND CONVEYS unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit: See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents and issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances unto the party of the second part forever.



And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the exceptions on title.

Permanent Real Estate Index Number(s): 17-09-418-017-0000

Address of Real Estate: 182 West Lake, Unit 200, Chicago, Illinois 60601

REAL ESTATE TRANSFER TAX	12-Oct-2017
 CHICAGO:	6,187.50
CTA:	2,475.00
TOTAL:	8,662.50 *
17-09-418-017-0000   20171001636505   1-956-655-040	

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

REAL ESTATE TRANSFER TAX	12-Oct-2017
  COUNTY:	412.50
ILLINOIS:	825.00
TOTAL:	1,237.50
17-09-418-017-0000   20171001636505   0-211-824-576	

*Box 334  
CFXX  
VC  
JA*

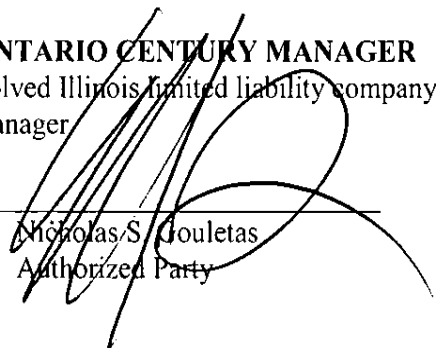
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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager on the day and year first above written.

**ONTARIO CENTURY PROPERTY, LLC,**  
a dissolved Delaware limited liability company  
Debtor in Case No. 15-3471

By: **ONTARIO CENTURY MANAGER LLC,**  
a dissolved Illinois limited liability company  
Its: Manager

By: \_\_\_\_\_  
Name: Nicholas S. Gouletas  
Its: Authorized Party



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 **NICHOLAS S. GOULETAS**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, and personally known to me to be the authorized party on behalf of **ONTARIO CENTURY MANAGER LLC**, a dissolved Illinois limited liability company, as Manager of **ONTARIO CENTURY PROPERTY, LLC**, a dissolved Delaware limited liability company, Debtor in Case No. 15-3471, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered this instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 11<sup>th</sup> day of October, 2017.



Pamela E Szelung  
Notary Public

**AFTER RECORDING MAIL TO:  
CENTURY TOWER PRIVATE  
RESIDENCES CONDOMINIUM  
ASSOCIATION  
182 W LAKE ST  
CHICAGO 60601**

**SEND SUBSEQUENT TAX BILLS TO:  
CENTURY TOWER PRIVATE  
RESIDENCES CONDOMINIUM  
ASSOCIATION  
182 W LAKE ST  
CHICAGO 60601**

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EXHIBIT "A"

Permanent Real Estate Index Number(s): 17-09-418-017-0000

Address of Real Estate: 182 West Lake, Unit 200, Chicago, Illinois 60601

PARCEL 1: THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN METROPOLITAN'S RE SUBDIVISION OF LOT SIN BLOCK 191 N ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.67 FEET AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +43.59 FEET AND IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREE, 01 MINUTE, 22 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 2.74 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 2.17 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 23.77 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 0.65 OF A FOOT; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 2.32 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECOND WEST, A DISTANCE OF 0.97 OF A FOOT; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 15.02 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 0.99 OF A FOOT; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 2.32 FEET; THENCE NORTH 90 DEGREES, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 0.99 OF A FOOT; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 15.0 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 0.99 OF A FOOT; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 2.34 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 0.66 OF A FOOT; THENCE NORTH 00 DEGREE, 00 MINUTES, 00 SECOND EAST, A DISTANCE OF 14.53 FEET; THENCE NORTH 90 DEGREES, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 0.68 OF A FOOT; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 2.34 FEET; THENCE NORTH 90 DEGREES, 00 MINUTE, 00 SECOND WEST, 1.00 FOOT; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 14.83 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 0.99 OF A FOOT; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 2.31 FEET; THENCE NORTH 90 DEGREES 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 1.01 FEET; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 14.85 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 1.01 FEET; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 2.31 FEET; THENCE NORTH 90 DEGREES, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 1.01 FEET; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 14.88 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 1.00 FOOT; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 2.30 FEET; THENCE NORTH 90 DEGREES, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 1.0 FOOT; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 15.18 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 1.00 FOOT; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 1.00 FOOT; THENCE SOUTH 89 DEGREES, 07 MINUTES, 19 SECONDS EAST, A DISTANCE OF 23.74 FEET; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 0.98 OF A FOOT; THENCE SOUTH 90 DEGREES, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 2.33 FEET; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 1.67 FEET; THENCE SOUTH 89 DEGREES, 07 MINUTES, 19 SECONDS EAST, A DISTANCE OF 22.19 FEET; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 1.70 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 3.54 FEET; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 1.66 FEET; THENCE SOUTH 89 DEGREES, 07 MINUTES, 19 SECONDS EAST, A DISTANCE OF 24.06 FEET; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 0.87 OF A FOOT; THENCE SOUTH 90 DEGREES, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 1.04 FEET; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 8.17 FEET; THENCE NORTH 90 DEGREES, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 3.64 FEET; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 7.23 FEET; THENCE NORTH 90 DEGREES, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 3.31 FEET; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 18.44 FEET; THENCE NORTH 90

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DEGREES, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 3.80 FEET; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 24.43 FEET; THENCE SOUTH 46 DEGREES, 17 MINUTES, 36 SECONDS WEST, A DISTANCE OF 1.04 FEET; THENCE NORTH 90 DEGREES, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 13.45 FEET; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 1.13 FEET; THENCE NORTH 90 DEGREES, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 2.79 FEET; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 2.79 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 2.55 FEET; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 21.58 FEET; THENCE NORTH 90 DEGREES, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 6.26 FEET TO A POINT ON A LINE HEREINAFTER REFERRED TO AS LINE "A"; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST ALONG SAID LINE "A", A DISTANCE OF 15.68 FEET; THENCE NORTH 90 DEGREES, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 1.77 FEET; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 6.19 FEET; THENCE NORTH 90 DEGREES, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 18.81 FEET; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 5.62 FEET; THENCE NORTH 90 DEGREES, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 1.46 FEET; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 2.92 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 2.90 FEET; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 2.35 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 19.14 FEET TO LINE "A" AFORESAID; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND WEST ALONG SAID LINE "A", A DISTANCE OF 26.80 FEET; THENCE NORTH 90 DEGREES, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 19.27 FEET; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 51.37 FEET; THENCE NORTH 89 DEGREES, 06 MINUTES, 00 SECOND WEST, A DISTANCE OF 2.35 FEET; THENCE SOUTH 00 DEGREE, 54 MINUTES, 00 SECOND WEST, A DISTANCE OF 0.63 OF A FOOT; THENCE NORTH 89 DEGREES, 06 MINUTES, 00 SECOND WEST, A DISTANCE OF 23.76 FEET; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 0.63 OF A FOOT; THENCE NORTH 90 DEGREES, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 0.68 OF A FOOT TO THE PLACE OF BEGINNING; TOGETHER WITH THE EAST 0.33 OF A FOOT OF THE SOUTH 90.79 FEET OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +24.22 FEET AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 76.84 FEET. ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS NECESSARY FOR MAINTENANCE PURPOSES; STRUCTURAL SUPPORTS; USE OF FACILITIES; SUPPORT, ENCLOSURE, USE AND MAINTENANCE WITH RESPECT TO WALLS AND HORIZONTAL SLABS ALONG COMMON BOUNDARIES; MINOR ENCROACHMENTS; USE OF THE LOADING DOCK, FIRST FLOOR BATHROOM AND THE ELEVATOR LOCATED ON THE SOUTHEAST SIDE OF THE BUILDING; TOGETHER WITH GENERAL INGRESS AND EGRESS RIGHTS NECESSARY FOR THE OPERATION OF PARCEL 1, AS SET FORTH IN AND CREATED BY ARTICLE II OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 182 WEST LAKE, CHICAGO, ILLINOIS, RECORDED AS DOCUMENT 0634109064, IN COOK COUNTY, ILLINOIS