

# UNOFFICIAL COPY

This Instrument Prepared by:  
Neal M. Ross, Esq.  
670 N. Clark St., Suite 300-W.  
Chicago, Illinois 60654

After Recording Return to:  
Dean J. Lurie, Esq.  
1 East Wacker Dr.  
Suite 2610  
Chicago, IL 60601

Send Subsequent Tax Bills to:  
Robert Liberman  
2 E. Erie St Unit 3703  
Chicago, IL 60611



Doc# 1733210042 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/28/2017 02:36 PM PG: 1 OF 3

*This space reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED

**FIRST AMERICAN TITLE**  
**FILE # 2889076 1/2**

This Indenture is made as of November 8, 2017, between River North Properties Series, LLC – 2 E. Erie #3703, an Illinois series limited liability company ("Grantor"), and Robert Liberman and Damira J. Abullina, as tenants by the entirety ("Grantees"), whose address is 10 E. Ontario St., #4804, Chicago, IL 60611;

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantees, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantees, and their successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**TOGETHER WITH** all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantees, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantees, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are; or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit "A" attached hereto and made a part hereof.

S 1/2  
P 3  
S N  
SC 1/2  
INT 1/2



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

#### Legal Description: PARCEL 1:

UNIT 3703 AND GARAGE UNIT G-440, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACES 85 AND 86, IN THE 2 E. ERIE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

THOSE PARTS OF LOTS 7 AND 8 TOGETHER WITH THE WEST 30 FEET OF LOT 9 IN BLOCK 39 OF ASSESSOR'S DIVISION OF PARTS OF BLOCKS 33 AND 53, AND BLOCKS 39, 46 AND 47 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 28, 1860, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 10, 2005 AS DOCUMENT NUMBER 051302149, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

NON-EXCLUSIVE EASEMENTS AS CREATED BY RECIPROCAL EASEMENT AGREEMENT MADE BY AND BETWEEN STATE AND ERIE LEVEL PARTNERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND THE CHICAGO AND NORTHEAST ILLINOIS COUNCIL OF CARPENTERS DATED MARCH 27, 2000 AND RECORDED APRIL 7, 2000 AS DOCUMENT NUMBER 00246970, OVER THE LAND DESCRIBED THEREIN, AND SUBJECT TO ITS TERMS, INCLUDING THOSE PURSUANT TO SECTIONS 3.2 THROUGH 3.9, AND 21.3 BY SAID AGREEMENT.

#### PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY SUB-RECIPROCAL EASEMENT AGREEMENT PERTAINING TO THE RESIDENTIAL, RETAIL AND GARAGE PORTIONS OF THE PROPERTY COMMONLY KNOWN AS 2 EAST ERIE, CHICAGO, ILLINOIS MADE BY STATE AND ERIE LEVEL PARTNERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY DATED MAY 9, 2005 AND RECORDED MAY 9, 2005 AS DOCUMENT NUMBER 0512304178 FOR STRUCTURAL MEMBERS, FOOTINGS, CAISSON, FOUNDATIONS, COLUMNS AND BEAMS AND ANY OTHER SUPPORTING COMPONENTS, UTILITIES OR OTHER SERVICES, ENCROACHMENTS, AND MAINTENANCE OF FACILITIES.

Permanent Index #'s: 17-10-107-018-1229 Vol. 0501 and 17-10-107-018-1372 Vol. 0501

Property Address: 2 E. Erie St., Unit 3703 & G-440, Chicago, Illinois 60611

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; Condominium Declaration and By-Laws; Ordinance recorded as Document No. 91075841; and general real estate taxes not yet due and payable.