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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/14/2017 12:52 PM Pg: 1 of 3

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Prepared by:
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Dec ID 20171101660380
ST/CO Stamp 1-464-465-440 ST Tax \$500.00 CO Tax \$250.00
City Stamp 1-732-900-896 City Tax: \$5,250.00

After Recording Return to:
Brown, Udell, Pomerantz &
Delrahim LTD.
225 West Illinois Street, Suite 300
Chicago, Illinois 60654
Attn: Rasha Elganouri Gad, Esq.

(For Recorder's Use Only)

SPECIAL WARRANTY DEED (Illinois)

RIVER NORTH HOLDINGS, LLC, an Illinois limited liability company ("Grantor"), of Cook County, Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of such consideration being hereby acknowledged, does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE and CONVEY to **DANIELLE GENTER & DREW GENTER, AS TRUSTEES OF THE DANIELLE GENTER LIVING TRUST DATED JULY 25, 2017** ("Grantee"), that certain real property in the City of Chicago, County of Cook, State of Illinois, identified as

Parcel 1: Unit 3D in the 1101 West Lake Street Condominium, as shown on that certain ATLA/ACSM Land Title Survey, dated December 17, 2003 prepared by Professionals Associated Survey, Inc. and being a portion of that certain parcel known as lots 1 and 2 in Hayes and Shelby's Subdivision of block 30 in Carpenter's Addition to Chicago in Section 8, 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 January 18, 2004 as document 0401644052, as amended by amended and restated declaration of condominium recorded as document number 0603232127, and as further amended from time to time, together with their undivided percentage interest in the common elements.

Parcel 2: The exclusive right to the use of parking space P-7, a limited common element as delineated on the survey attached to the declaration of condominium aforesaid

PIN: 17-08-428-026-1013

3D

STREET ADDRESS: 1101 West Lake Street, Chicago, IL 60607

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with all appurtenances thereto and all improvements situated thereon (collectively, the "Property"); subject, however, to the permitted exceptions provided at Exhibit A attached hereto, TO HAVE AND TO HOLD said real estate, in fee simple, forever.

Grantor hereby agrees to warrant and defend the Property, the whole or any part thereof, to Grantee, its successors and assigns, against all claims and demands whatsoever, brought by any person or persons lawfully claiming, by, through or under Grantor but not otherwise.

EXECUTED the 4th day of December, 2017, to be EFFECTIVE on the 4th, day of December, 2017.

GRANTOR:

RIVER NORTH HOLDINGS, LLC,
an Illinois limited liability company

By: [Signature]
Name: Yusef D. Jackson
Its: Manager

Mail tax bills to:
Drew & Danielle Genter
1101 W. Lake St., Unit 3C
Chicago, IL 60607

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Yusef D. Jackson, the manager of River North Holdings, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of December, 2017.



[Signature]
Notary Public
Commission Expires: 8/30/2018

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EXHIBIT A

PERMITTED EXCEPTIONS

1. 2017 taxes that are not yet due or payable
2. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the declaration of condominium ownership recorded January 18, 2004 as document no. 0401644052, as amended by document no. 051459084 and amended and restated declaration of condominium recorded February 1, 2006 as document no. 0603232127 and as further amended from time to time; and (b) limitations and conditions imposed by the condominium property act.
3. Matters of survey as referenced on the plat of survey by Professionals Associated Survey, Inc. dated March 7, 2000 Number 00-50334 and last updated November 14, 2002 and note the following:
 - a. encroachment of building located on the land onto public property south of and adjoining by 0.02 of a foot and east of and adjoining by from 0.08 to 0.25 of a foot;
 - b. encroachment of steps located mainly on the land onto public property north of and adjoining by 1.95 feet;
 - c. encroachment of building located on the land onto property west of and adjoining by .02 of foot.
4. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under chapter 42, section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons), relating to but not limited to easements and structural support contained in the document recorded February 1, 2006 as document no. 0603232130.
5. First Amendment to the Declaration of Covenants, Conditions Restrictions and Easements recorded May 6, 2015 as document 1512616075.