

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

GRANTOR,

Robert Lee Switzer as Trustee of the Robert Lee Switzer Revocable Trust, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged,



1736129057

Doc# 1736129057 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/27/2017 12:30 PM PG: 1 OF 4

(The Above Space for Recorder's Use Only)

CONVEYS and WARRANTS to GRANTEE, 10 East Delaware, LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook and the State of Illinois, to wit: Parking Space P-001 & Parking Space P-002 in 10 East Delaware Condominium (the "Unit"), as delineated on a Plat of Survey of 10 East Delaware Condominium, which Plat of Survey is attached Exhibit D to the Declaration of Condominium for 10 E. Delaware Condominium recorded December 15, 2009 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 0934910051 (the "Declaration of Condominium") together with the undivided percentage interest in the common elements of such Unit(s), all as legally described in Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Numbers: 17-03-209-055-1116 & 17-03-209-055-1117.

Address of Real Estate: P-001, and P-002, 10 East Delaware Condominium, Chicago, Illinois 60611

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described unit, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration of Condominium for the benefit of the remaining property described therein.

The Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration of Condominium the same as though the provisions of said Declaration of Condominium were recited and stipulated at length herein.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the Unit, the rights and easements for the benefit of said Unit set forth in the Declaration of Easements and Operating Requirements for 10 East Delaware described below.

17022527LP
LTM 1011

SY
P 4
S N
SC
INT
[Signature]

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The Warranties are subject to:

1. Real estate taxes not yet due and payable, including taxes that may accrue by reason of new or additional improvements during the year in which the Closing occurs;
2. Special taxes or assessments and unconfirmed special assessments;
3. Zoning and building laws or ordinances;
4. The Illinois Condominium Property Act, as amended from time to time (the "Act");
5. Covenants, conditions, restrictions, easements, agreements and building lines of record;
6. Terms, provisions and conditions contained in the Planned Development Ordinance Number 7667 adopted June 13, 2005 and all agreements and conditions required thereby, as amended from time to time;
7. Terms, provisions and conditions contained in the Declaration of Easements and Operating Requirements for 10 East Delaware, dated as of December 14, 2009, and recorded in the Office of the Cook County Recorder of Deeds on December 15, 2009, as Document Number 0934910050;
8. Terms, provisions and conditions contained in the Deceleration of Condominium;
9. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as Document 91075641, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances, provided, however, as of the date hereof, no taxes are due or payable thereunder;
10. Unrecorded public and quasi-public utility easements;
11. Amendments to the documents identified above, leases, subordinations or restrictions recorded prior to the date hereof which do not adversely affect the use of the Unit by Grantee for the purposes permitted by the Deceleration of Condominium;
12. Encroachments, if any, which relate to the Parcel of the Building and do not interfere with the use and occupancy of the Unit;
13. Installments due after the Closing for assessments established under the Declaration of Condominium; and
14. Any and all liens and such other matters as to which the issuer of the title insurance policy insures Grantee against loss or damage.

REAL ESTATE TRANSFER TAX 26-Dec-2017



| | |
|-----------------|--------|
| CHICAGO: | 450.00 |
| CTA: | 180.00 |
| TOTAL: | 630.00 |

17-03-209-055-1116 | 20171201672485 | 1-880-110-112

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

REAL ESTATE TRANSFER TAX 26-Dec-2017



| | |
|------------------|-------|
| COUNTY: | 30.00 |
| ILLINOIS: | 60.00 |
| TOTAL: | 90.00 |

17-03-209-055-1110 | 20171201672485 | 1-211-315-232

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IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor to be effective for all purposes as of 20th day of December, 2017.

Robert Lee Switzer Revocable Trust


By: 

Robert Lee Switzer as Trustee of the Robert Lee Switzer Revocable Trust

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

On this 20 day of December, 2017, before me the undersigned, a Notary Public in and for said state, personally appeared Robert Lee Switzer as Trustee of the Robert Lee Switzer Revocable Trust, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person who executed the within instrument, and acknowledged to me that he executed the within instrument as their free and voluntary act and as the free and voluntary act of the company.

WITNESS my hand and official seal.


Notary Public
My Commission Expires: 7/31/2018

PREPARED BY:
Marc A. Cervantes
Cervantes Chatt & Prince P.C.
111 W. Washington, Suite 1201
Chicago, IL 60602

AFTER RECORDING, MAIL TO:
TIM FRENCH
PRIME GROUP INC
120 N. LaSalle #3200 Chicago, IL 60602

MAIL SUBSEQUENT TAX BILLS TO:
TIM FRENCH
PRIME GROUP, INC
120 N. LaSalle #3200
Chicago, IL 60602

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EXHIBIT A

Common Address: 10 East Delaware Condominium, P-001 & P-002, Chicago, IL 60611

PIN: 17-03-209-055-1116; &
17-03-209-055-1117

Legal Description: PARCEL 1:
UNIT NUMBERS P-1 AND P-2 IN 10 EAST DELAWARE CONDOMINIUM, AS
DELINEATED ON A PLAT OF SURVEY OF 10 EAST DELAWARE
CONDOMINIUM OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN
PARTS OF THE SOUTH HALF OF THE WEST THIRD OF BLOCK 12 IN CANAL
TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF
SECTION 3, AND OF PARTS OF LOT 6 IN THE SUPERIOR COURT PARTITION
OF THE EAST TWO THIRDS OF BLOCK 12 IN THE CANAL TRUSTEES'
SUBDIVISION AFORESAID, ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST
OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS
EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS
DOCUMENT NUMBER 0934910051, TOGETHER WITH ITS UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK
COUNTY, ILLINOIS.

PARCEL 2:
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR
INGRESS AND EGRESS AS DESCRIBED IN THE DECLARATION OF
EASEMENTS AND OPERATING REQUIREMENTS AND RECORDED AS
DOCUMENT 0934910050.

Property of Cook County Clerk's Office