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Doc#: 1802915111 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/29/2018 01:33 PM Pg: 1 of 4

Dec ID 20180101685539
ST/CO Stamp 1-325-410-848 ST Tax \$601.00 CO Tax \$300.50
City Stamp 1-152-774-688 City Tax: \$6,310.50

17PSA548618CP (1000)

Chicago Title

Robin Land

SPECIAL WARRANTY DEED

STATE OF ILLINOIS §
 § ss.
COUNTY OF COOK §

That 433 Partners, LLC, an Illinois limited liability company, ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto JAM Wells LLC., an Illinois limited liability company, 2211 N. Elston Avenue, Ste. 304, Chicago, Illinois, 60614, all of the real property situated in Cook County, Illinois, consisting of the parcel(s) or tract(s) of land described in the attached Exhibit "A", TOGETHER WITH all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto and with (i) all building structures, improvements and fixtures owned by Grantor located on the real property ("Improvements"), and (ii) all reversions, remainders, rights, privileges, servitudes, easements and appurtenances thereto belonging or appertaining, subject only to those matters described in the attached Exhibit "B", to the extent, and only to the extent, that the same may still be in force and effect.

TO HAVE AND TO HOLD the Property, subject only to those matters described in Exhibit "B" attached hereto, to the extent, and only to the extent, that the same may still be in force and effect, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the Property or any part thereof, by, through or under Grantor, but not otherwise.

EXECUTED to be effective as of the 25th day of January, 2018.

GRANTOR:

433 PARTNERS, LLC, an Illinois
limited liability company

By: Michael Conroy
Its Manager

Handwritten mark

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State of Illinois

ss.

County of Cook

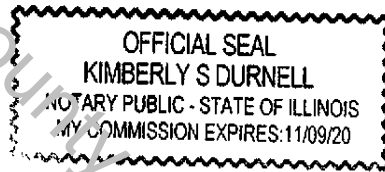
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael Cacioppo, Manager of 433 Partners, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act of 433 Partners, LLC, pursuant to the authority granted him as said Manager of the said limited liability company, 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 25th day of January, 2018.

Kimberly S Durnell
Notary Public
My commission expires:

PREPARED BY:

Robert A. Boron
Robert A. Boron, Ltd.
33 N. LaSalle Street, Ste. 3200
Chicago, IL 60602



MAIL RECORDED DEED TO:

Mr. Animesh Ravani
Chawla & Ravani, P.C.
1016 W. Jackson Blvd, Ste. 509
Chicago, Illinois 60607

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EXHIBIT "A"

LEGAL DESCRIPTION

Unit Number 101 and Unit Numbers P-1, P-2 and P-3, in the 433 N. Wells Street Condominium, as delineated on a survey of the following described tract of land:

The North 23 and 11/24ths feet of Lot 2, and all of Lot 3, in Block 8 in Newberry's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian,

which survey is attached as Exhibit "C" to the Declaration of Condominium, recorded as Document No. 0011191247; together with its undivided percentage in the Common Elements, in Cook County, Illinois.

Commonly known as: 433 N. Wells Street, Units 101, P-1, P-2 and P-3, Chicago, Illinois, 60654.

PIN: 17-09-252-019-1011 (Unit 101)
17-09-252-019-1012 (Unit P-1)
17-09-252-019-1013 (Unit P-2)
17-09-252-019-1014 (Unit P-3)

Cook County Clerk's Office

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EXHIBIT "B"

The Property is also being conveyed subject to:

1. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the declaration of condominium ownership recorded December 14, 2001, as Document No. 0011191247, as amended from time to time.

2. Limitations and conditions imposed by the condominium property act.

3. Terms of the second amendment of declaration of condominium ownership recorded February 22, 2005 as document no. 0505350103 as follows:

"Section 2.14 of the Declaration amended by adding "Notwithstanding anything to the contrary contained in Section 2.14, the use of the Commercial Unit for "Fast-Food" type convenience restaurants or Food Operations, including but not limited to, "Dunkin Donuts" or "Subway Sandwich" Shops is hereby deemed not compatible with the Residential Units and shall be deemed to be a prohibited use of the Commercial Unit.

"Section 3.5 of the Declaration amended by deleting the sentence: "parking units shall be used only for the parking of operational motor vehicles" and replacing it with the sentence: "parking units shall be used only for the parking of operational motor vehicles, except that parking units P-1 and P-2 ay be used for enclosed storage for the commercial unit or for loading and unloading as provided in section 2.17"

4. An agreement by Babette Weinberg with Sebastian Nozer dated August 13, 1980 and recorded October 19, 1980 as document no. 292264 for a party wall on the dividing line between Lots 3 and 4 in Block 8, aforesaid.

(Affects the North line of the Land.)

5. Encroachment of the seven story building located mainly on the Land onto the alley East and adjoining by approximately 0.03 to 0.06 feet East, as shown on plat of survey attached to the aforesaid declaration.

(Affects common elements.)

6. Encroachment of the building located mainly on the Land onto the property South and adjoining by approximately 0.18 feet, as shown on plat of survey attached to the aforesaid declaration.

(Affects common elements.)