

# UNOFFICIAL COPY



Doc# 1803245036 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2018 11:55 AM PG: 1 OF 5

## SPECIAL WARRANTY DEED -

THIS INDENTURE, made this 31<sup>st</sup> day of January 2018, between **WYDOE DEVELOPMENT LLC**, an Illinois limited liability company, 700 North Green Street, Suite 504, Chicago, Illinois 60642, party of the first part, and the **Missionary Society of Saint Paul the Apostle**, party of the second part, WITNESSETH, that the party of the first part, WYDOE DEVELOPMENT LLC, an Illinois limited liability company, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his, heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit:

\* a New York corporation.  
See Exhibit "A" attached hereto for legal description

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, 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 below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described below, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Subject to the matters set forth on Exhibits "B" and "C" hereto.

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, [his, her, their] heirs and assigns, that it has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, it WILL WARRANT AND DEFEND, subject to the matters set forth on Exhibit "B" attached hereto.

Permanent Real Estate Index Number(s): 17-15-304-052-1428

Address(es) of Real Estate: Unit 1918 D with LCE Parking G036 at 40 E. 9<sup>th</sup> Street, Chicago, Illinois 60605

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its, the day and year first above written.

WYDOE DEVELOPMENT L.L.C., an Illinois limited liability company

By:   
Its: \_\_\_\_\_  
CCRD REVIEW

Freedom Title Corporation  
2220 Hicks Road  
Suite 206  
Rolling Meadows, IL 60008

REAL ESTATE TRANSFER TAX		01-Feb-2018
	COUNTY:	245.00
	ILLINOIS:	490.00
	TOTAL:	735.00

CHICAGO ID:SZL 17-15-304-052-1428 | 20180101693764 | 1-677-736-480

REAL ESTATE TRANSFER TAX		01-Feb-2018
	CHICAGO:	0.00
	CTA:	1,470.00
	TOTAL:	1,470.00 *

17-15-304-052-1428 | 20180101693764 | 1-578-873-376

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

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## LEGAL DESCRIPTION - EXHIBIT "A"

PARCEL 1: CONDOMINIUM UNIT 1918D IN THE BURNHAM PARK PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF SUB LOTS 1 AND 2 OF LOT 5 AND SUB LOTS 1 AND 2 OF LOT 8 AND LOT 9 (EXCEPT THE WEST 15 FEET THEREOF) ALL IN BLOCK 18 IN SUBSECTION 15 ADDITION TO CHICAGO IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00144975 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF G 036, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00144975.

PARCEL 3: EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT AS GRANTED AND SET FORTH IN THE BURNHAM PARK PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00144974.

PIN UNIT 1918 17 15 304 052 1428

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## EXHIBIT "B"

- (a) Real estate taxes and taxes for subsequent years; not yet due and payable;
- (b) the Illinois Condominium Property Act ;
- (c) The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws, the Declaration of Covenants, Conditions, Restrictions and Easements and other Project Documents including all amendments and exhibits thereto;
- (d) Public and utility easements,
- (e) Covenants, conditions and restrictions of record;
- (f) Applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (g) Matters over which the Title Insurer is willing to insure;
- (h) Acts done or suffered by the Purchaser

Property of Cook County Clerk's Office

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## EXHIBIT "C"

THE DEED TO THE SUBJECT UNIT MUST CONTAIN THE FOLLOWING LANGUAGE: "GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED THEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

THE DEED TO THE SUBJECT PROPERTY MUST CONTAIN THE FOLLOWING LANGUAGE:

"SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR RECORDED SEPTEMBER 5, 2008 AS DOCUMENT NO. 0824931089, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEES, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND."

