


**UNOFFICIAL COPY**

Jeremy E. Reis, Esq.  
Ruttenberg Gilmartin Reis LLC  
1101 W. Monroe Street, Suite 200  
Chicago, Illinois 60607

Notary Public employed by law firm of  
Ruttenberg Gilmartin Reis LLC

**AFTER RECORDING MUST BE  
RETURNED TO:**

Nisen & Elliott LLC  
200 W. ADAMS 2500  
Chicago IL 60606  
ATTN H SENSEN



\*18157160260\*

Doc# 1815716026 Fee \$66.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/06/2018 10:49 AM PG: 1 OF 15

18000030945 (1)

**SPECIAL WARRANTY DEED**

THIS INDENTURE made this **31st day of May, 2018** between **DISTRICT HOUSE LLC, an Illinois limited liability company** ("GRANTOR"), created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having an office at 3151 North Halsted Street, Chicago, Illinois 60657, and **Jeffrey Groulx, an un-married man**, as his sole property ("GRANTEE") of 147 N. Euclid Avenue, Unit 306, Oak Park, Illinois 60302.

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

**SEE "EXHIBIT A" (LEGAL DESCRIPTION) ATTACHED HERETO AND MADE A PART HEREOF.**

**COMMONLY KNOWN AS: DWELLING UNIT 306 AND THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-18 A LIMITED COMMON ELEMENT LOCATED AT 147 N. EUCLID AVENUE IN THE DISTRICT HOUSE CONDOMINIUM, OAK PARK, ILLINOIS 60302.**

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, unto the Grantee, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in that certain Declaration of Condominium and By-Laws for DISTRICT HOUSE CONDOMINIUM dated May 14, 2018 and recorded May 15, 2018, in the Office of the Recorder of Deeds of Cook County, Illinois, as document number 1813513001, made by DISTRICT HOUSE LLC, an Illinois limited liability company, as amended from time to time (the "Declaration"), and grantor reserves to itself, its successors, and assigns, the rights and easements set forth

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in said Declaration for the benefit of the remaining land described therein. Grantor further reserves to itself and its successors and assigns, and Grantee hereby grants to Grantor and its successors and assigns, the right to remedy as provided in Paragraphs 19 and 20 of the Condominium Purchase Agreement dated 8/2/2016, between DISTRICT HOUSE LLC, an Illinois limited liability company and **Jeffrey Groulx** for the purchase of the real estate (the "Purchase Agreement") the terms of which are set forth on Exhibit B, attached hereto and made a part hereof. The foregoing right of remedy herein reserved by Grantor and granted by Grantee pursuant to Paragraphs 19 and 20 of the Purchase Agreement is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the real estate described herein.

**Attached hereto and incorporated herewith as Exhibit C and Exhibit D, are the Disclaimer and Waiver of Implied Warranty of Habitability (Dwelling Unit) and Disclaimer and Waiver of Implied Warranty of Habitability (Common elements), respectively, executed by Grantee. The purpose of attaching Exhibit C and Exhibit D to this Special Warranty Deed is to make the Disclaimers and Waivers run with the land and make any successor owner of the Dwelling Unit aware of and on notice of the existence of such Disclaimers and Waivers.**

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or 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 encumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the usual terms and conditions with extended coverage endorsement, subject to the following:

- i. current non-delinquent real estate taxes and taxes for subsequent years;
- ii. special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- iii. the Act and the Ordinance, including all amendments and exhibits thereto;
- iv. terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium for DISTRICT HOUSE CONDOMINIUM dated May 14, 2018 and recorded May 15, 2018 as document number 1813513001, made by DISTRICT HOUSE LLC, an Illinois limited liability company, as amended from time to time;
- v. terms, provisions, and conditions as contained in the Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements for 702-708 Lake Street and 139-147 N. Euclid Avenue, Oak Park, Illinois dated May 14, 2018 and recorded May 15, 2018 as document 1813513000;
- vi. public, private and utility easements recorded at any time prior to Closing (as hereinafter defined) including any easements established by or implied from the Declaration, or amendments thereto;
- vii. covenants, conditions, agreements, building lines and restrictions of record;
- viii. Redevelopment Agreement between the Village of Oak Park and District House, LLC recorded as document number 1616234014, as amended from time to time;
- ix. Right-of-Entry recorded as Document Number 00824646;
- x. Use and Operation Restrictions and the terms, provisions and covenants in the Deed recorded as Document Number 00824645;
- xi. Environmental Disclosure Document for Transfer of Real Property recorded as Document Number 00824644;
- xii. Terms and provisions of Redevelopment Agreement recorded as Document Number 0010108709;
- xiii. No Further Remediation Letter recorded May 9, 2001 as Document Number 0010387405;
- xiv. Terms and Provisions contained in Ordinance No. 16-087 recorded October 19, 2016 as Document Number 1629319051;
- xv. applicable building and zoning laws, statutes, ordinances and restrictions;
- xvi. Easement recorded July 13, 2017 as document number 1719406156 in favor of Comcast of Illinois IV, Inc. for the purposes of broadband communication systems and incidental purposes, over, upon and under land described therein;

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- xvii. Encroachment of 5 story brick and metal building located mainly on subject land over and onto land Easterly of and adjoining a distance of 1 foot, more or less as disclosed by survey dated \* by Gremley & Biedermann as Order No. 2018-25104-001 [Note: Exception to be insured over by endorsement.];
- xviii. roads and highways, if any;
- xix. leases and licenses affecting Common Elements governed and operated by the Association;
- xx. title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed;
- xxi. matters over which the Title Company (as hereinafter defined) is willing to insure;
- xxii. acts done or suffered by the Purchaser or anyone claiming by, through or under the Purchaser;
- xxiii. Purchaser's mortgage, if any; and
- xxiv. Terms, provisions, reservations and restrictions contained in the Special Warranty Deed dated **May 31, 2018** made by and between DISTRICT HOUSE LLC, an Illinois limited liability company, and **Jeffrey Croulx**, specifically DISTRICT HOUSE LLC's right to repurchase the Dwelling Unit, as contained in Paragraphs 19 and 20 of the Condominium Purchase Agreement, and Exhibits C and D attached hereto containing the Waiver and Disclaimer of Implied Warranty of Habitability (Dwelling Unit) and the Waiver of Disclaimer of Implied Warranty of Habitability (Common Elements), respectively

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written.


**DISTRICT HOUSE LLC,**  
 an Illinois limited liability company  
 By: **RANQUIST PARTNERS II LLC,** an  
 Illinois limited liability company, its manager

By:   
 \_\_\_\_\_  
 Jeremy E. Reis  
 Its: Authorized Signatory


REAL ESTATE TRANSFER TAX		06-Jun-2018
	COUNTY:	290.00
	ILLINOIS:	580.00
	TOTAL:	870.00
16-07-218-029-8001   20180501685863   0-165-331-744		

Real Estate Transfer Tax

\$4,640.00



Oak Park



3188

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## EXHIBIT A

### LEGAL DESCRIPTION OF PARCEL

**PARCEL 1:**

UNIT 306 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN DISTRICT HOUSE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 1813513001 ON MAY 15, 2018, IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF **PARKING SPACE P-18 A** LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AND ANY PLAT OF SURVEY ATTACHED THERETO AFORESAID.

**COMMONLY KNOWN AS:** DWELLING UNIT 306 AND THE EXCLUSIVE RIGHT TO USE **PARKING SPACE P-18** LOCATED AT 147 N. EUCLID AVENUE IN THE DISTRICT HOUSE CONDOMINIUM, OAK PARK, ILLINOIS 60302.

**PERMANENT REAL ESTATE INDEX NUMBER:** 16-07-218-029-3001

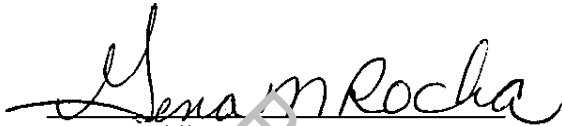
AFFECTS LAND AND OTHER PROPERTY

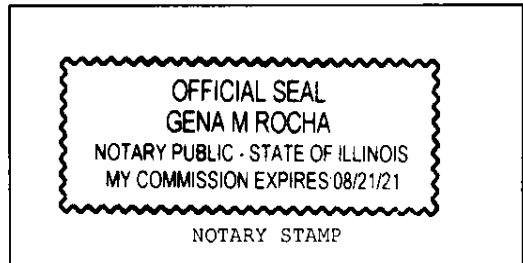
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STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that **Jeremy E. Reis, Authorized Signatory of RANQUIST PARTNERS II LLC**, the manager of **DISTRICT HOUSE LLC**, an Illinois limited liability company, is 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, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this May 31, 2018.

  
Notary Public



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THIS INSTRUMENT WAS PREPARED BY: Rutenberg Gilmartin Reis LLC, 1101 W. Monroe Street, Suite 200, Chicago, Illinois 60607

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Send Subsequent Tax Bills To:

Jeff Grault  
147 N. Euclid Ave.  
Oak Park, IL 60302

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## EXHIBIT B

TO THAT SPECIAL WARRANTY DEED DATED THE MAY 31, 2018, CONVEYING DWELLING UNIT 306 AND PARKING SPACE P-18 A LIMITED COMMON ELEMENT, IN THE DISTRICT HOUSE CONDOMINIUM AT 147 N. EUCLID AVENUE, OAK PARK, ILLINOIS 60302.

*All defined terms herein shall have their meaning assigned to them in the Purchase Agreement.*

### 19. RIGHT OF REPURCHASE (REVISED).

(a) Purchaser hereby represents and warrants as of the date hereof and as of the Closing Date that Purchaser is acquiring the Dwelling Unit and the Parking Space(s) ~~for personal use~~ and not for resale ~~or lease~~ and that in acquiring the Dwelling Unit and the Parking Space, Purchaser is not acting as agent or nominee for any undisclosed party. Purchaser hereby grants Seller a right to repurchase the Dwelling Unit and the Parking Space(s) on the terms and conditions hereinafter set forth. ~~If Purchaser does not reside in the Dwelling Unit within seven (7) months after the Closing Date, or if~~ within one (1) year after the Closing Date Purchaser contracts to sell ~~or lease~~ the Dwelling Unit or the Parking Space, Seller shall have the right to repurchase the Dwelling Unit and the Parking Space; provided, however, that such Seller shall have no such right if such ~~failure to so reside in the Dwelling Unit~~ or sale ~~or lease~~ is a result of Purchaser's death, disability, divorce, separation or job-related transfer outside the Oak Park metropolitan area. Purchaser shall notify Seller in writing not more than thirty (30) days subsequent to the execution of such a proposed sale ~~or lease~~, which notice shall contain the name and address of the proposed purchaser ~~or tenant~~ and shall contain a copy of the proposed contract of sale ~~or lease~~, including the conditions of such sale ~~or lease~~. Seller shall have the right to repurchase the Dwelling Unit and the Parking Space, which right shall be exercised by written notice to Purchaser within thirty (30) days after receipt of said notice from Purchaser, ~~or within thirty (30) days after such seven (7) month period~~, on the following terms: (i) the price shall be the Repurchase Price (as hereinafter defined), plus or minus prorations of general real estate taxes, prepaid insurance premiums, monthly assessments and other similar proratable items; (ii) Purchaser shall convey, by Special Warranty Deed, good, marketable and insurable title to the Dwelling Unit and assign the Parking Space(s) to Seller, or its designee, subject only to the Permitted Exceptions (excluding acts of Purchaser) existing at Closing and any acts of Seller; (iii) closing of the repurchase shall be effected through an escrow similar to the Escrow; and (iv) Purchaser shall bear all costs of the escrow and title insurance in the amount of the Repurchase Price. The Repurchase Price shall be the Purchase Price, adjusted by the costs of all Changes pursuant to Paragraph 4, if any, plus the cost of any improvements made by Purchaser to the Dwelling Unit and the Parking Space(s) after the Closing Date, which costs shall be established by copies of paid bills and canceled checks delivered to Seller either at the time of giving of Purchaser's thirty (30) day notice to Seller ~~or within thirty (30) days after such seven (7) month period~~. If Seller notifies Purchaser within the aforesaid thirty (30) day period of its election to purchase the Dwelling Unit and the Parking Space, then such repurchase shall be closed within thirty (30) days after the giving of Seller's notice of such election. If Seller repurchases the Dwelling Unit and the Parking Space, as provided herein, Purchaser agrees to re-convey the Dwelling Unit and assign the Parking Space(s) to Seller in the same physical condition as at Closing, except for ordinary wear and tear and improvements or betterments made by Purchaser to the Dwelling Unit and the Parking Space.

(b) If Seller gives written notice to Purchaser within said thirty (30) day period that it does not elect to execute said repurchase right, or if Seller fails to give any written notice to Purchaser during the thirty (30) day period, then Seller's right to repurchase the Dwelling Unit and the Parking Space(s) shall terminate and Purchaser may proceed to close the proposed sale ~~or lease~~; provided, however, that if Purchaser fails to close the proposed sale ~~or lease~~ with the proposed purchaser ~~or tenant~~ on the terms and conditions contained in the aforesaid notice,



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the right of repurchase granted to Seller herein shall remain in effect and shall be applicable to any subsequent sale ~~or lease~~ by Purchaser of the Dwelling Unit and the Parking Space(s) within the remainder of the said one (1) year period. If Purchaser so proceeds to close the sale ~~or lease~~ as aforesaid, upon Purchaser's request, Seller will execute and deliver to Purchaser a release of Seller's rights under this Paragraph 19, which delivery may be conditioned upon closing of such sale ~~or lease~~.

(c) Any sale, **lease**, assignment or conveyance of the Dwelling Unit or the Parking Space(s) in violation of the provisions of this Paragraph 19 shall be null and void and of no force and effect. The Deed to be delivered on the Closing Date hereunder shall contain provisions incorporating the foregoing right of repurchase.

(d) For purposes of this Paragraph 19 the words "sell" or "sale" shall include among other definitions any sale, transfer, articles of agreement for deed, corporate transfer or other voluntary conveyance of the Dwelling Unit or the Parking Space, any partnership interest in any partnership owning an interest in the Dwelling Unit or the Parking Space, ~~any lease with an option to purchase the Dwelling Unit or the Parking Space~~, any assignment of this Agreement, any assignment (except for collateral purposes only) of all or any portion of the beneficial interest or power of direction under any trust which owns legal or beneficial title to the Dwelling Unit for consideration or any conveyance or transfer which intends directly or indirectly to cause the transfer of the right of ownership. Notwithstanding the foregoing, upon Purchaser's request, Seller will deliver a written release of its rights under this Paragraph 19 following the closing of the sale of the last unit to be constructed in the Building.

(e) Seller's right of repurchase under this Paragraph 19 is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the Dwelling Unit and the Parking Space.

20. **REMEDY.** Except for any claim or cause of action for breach of warranty and fraud, if any legal action is discovered within the ten (10) years after Closing and subsequently commenced within four (4) years thereafter by or on behalf of Purchaser, its successors or assigns, including an action commenced by the Association or the Board of Directors of the Association, against Seller, its agents, servants, or any member or manager of Seller, or any other party affiliated with Seller, for any claim or cause of action arising directly or indirectly from the purchase, or use and occupancy of the Dwelling Unit or the Parking Space, including any claims or cause of action regarding the Common Elements of the Building, then, at the option of Seller, its successors and assigns, within a period of three (3) years from the date of the institution of said action, and upon sixty (60) days prior written notice to Purchaser, Seller, its successors and assigns, may tender to Purchaser the Purchase Price (plus or minus prorations of general real estate taxes, prepaid insurance premiums, monthly assessments and other similar proratable items) adjusted by the cost of all Changes, if any, plus the cost of any improvements made by Purchaser to the Dwelling Unit after the Closing Date (which costs shall be established by copies of paid bills and canceled checks delivered to Seller) as liquidated damages, for all damages of any kind and nature whatsoever. Purchaser shall tender title to Seller, its successors and assigns, by Special Warranty Deed, good, marketable and insurable title to the Dwelling Unit and the Parking Space (subject only to the Permitted Exceptions, excluding acts of Purchaser, existing at Closing and any acts of Seller), a title insurance policy, possession of the Dwelling Unit and the Parking Space and a release of all claims against Seller, its successors and assigns, and this transaction shall be deemed rescinded. Closing shall be affected through an escrow similar to the Escrow. Purchaser shall bear the cost of the title insurance in the amount of the purchase price set forth in this Paragraph 20. The costs of the escrow shall be paid by Seller. The Deed to be delivered on the Closing Date hereunder shall contain provisions incorporating the foregoing remedy. Seller's remedy under this Paragraph 20 is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the Dwelling Unit and the Parking Space.

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## EXHIBIT C

TO THAT SPECIAL WARRANTY DEED DATED THE MAY 31, 2018, CONVEYING DWELLING UNIT 306 AND PARKING SPACE P-18 A LIMITED COMMON ELEMENT, IN THE DISTRICT HOUSE CONDOMINIUM AT 147 N. EUCLID AVENUE, OAK PARK, ILLINOIS 60302.

(See Attached)

**WAIVER AND DISCLAIMER OF IMPLIED WARRANTY OF HABITABILITY  
(DWELLING UNIT)**

Property of Cook County Clerk's Office  
RECORDER OF DEEDS



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## DISTRICT HOUSE CONDOMINIUM

### WAIVER AND DISCLAIMER OF IMPLIED WARRANTY OF HABITABILITY (DWELLING UNIT)

This Waiver and Disclaimer is attached to and made a part of a certain Condominium Purchase Agreement dated 8/2/2016 (the "Purchase Agreement") by and between DISTRICT HOUSE LLC, an Illinois limited liability company ("Seller"), and Jeffrey Groulx ("Purchaser") for the sale of Dwelling Unit 306 located at 147 N. Euclid Avenue, Oak Park, Illinois 60302 at DISTRICT HOUSE CONDOMINIUM.

1. IMPLIED WARRANTY OF HABITABILITY. Illinois law provides that every contract for the construction of a new home or renovated home, as here, carries with it a warranty that when completed, the home will be free of defects and will be fit for its intended use as a home ("Implied Warranty of Habitability"). This law further provides that this Implied Warranty of Habitability does not have to be in writing to be a part of the contract and it covers not only structural and mechanical defects such as may be found in the foundation, roof, masonry, heating, electrical and plumbing, but it also covers any defect in workmanship which may not easily be seen by Purchaser. However, the law also provides that a seller and purchaser may agree in writing, as here, that this Implied Warranty is not included as a part of their particular agreement.

2. WAIVER-DISCLAIMER. SELLER, DISTRICT HOUSE LLC, HEREBY DISCLAIMS AND PURCHASER(S), JEFFREY GROULX, HEREBY WAIVE(S) THE IMPLIED WARRANTY OF HABITABILITY DESCRIBED IN PARAGRAPH 1 ABOVE AND HE/SHE/THEY ACKNOWLEDGE, UNDERSTAND AND AGREE THAT IT IS NOT A PART OF THE PURCHASE AGREEMENT. SELLER AND PURCHASER(S) HEREBY ACKNOWLEDGE THAT THE FOREGOING DISCLAIMER AND WAIVER APPLIES TO THE DWELLING UNIT AND THE PARKING SPACE. THE FOREGOING WAIVER BY PURCHASER IS IN FAVOR OF DISTRICT HOUSE LLC, RANQUIST PARTNERS II LLC, AND ANY OF THEIR RESPECTIVE MANAGERS, MEMBERS, OFFICERS, AND/OR PARTNERS (COLLECTIVELY, THE "RELEASED PARTIES"). IN ADDITION, PURCHASER ACKNOWLEDGES AND AGREES THAT THE FOREGOING WAIVER AND DISCLAIMER OF IMPLIED WARRANTY OF HABITABILITY (DWELLING UNIT) RUNS WITH THE LAND AND IN FURTHERANCE THEREOF SELLER WILL RECORD A COPY OF THIS WAIVER AND DISCLAIMER OF IMPLIED WARRANTY OF HABITABILITY (DWELLING UNIT) AS AN EXHIBIT TO THE SPECIAL WARRANTY DEED FROM SELLER TO PURCHASER. PURCHASER AGREES TO MAKE ANY SUBSEQUENT OWNER OF THE DWELLING UNIT AND/OR PARKING SPACE AWARE OF THE FOREGOING DISCLAIMER AND WAIVER OF IMPLIED WARRANTY OF HABITABILITY (DWELLING UNIT) IN FAVOR OF THE RELEASED

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PARTIES AND AGREES TO INCLUDE A DISCLAIMER AND WAIVER OF IMPLIED WARRANTY OF HABITABILITY (DWELLING UNIT) IN FAVOR OF THE RELEASED PARTIES IN ANY SUBSEQUENT INSTRUMENTS TRANSFERRING TITLE TO THE DWELLING UNIT AND/OR PARKING SPACE.

PURCHASER(S) ACKNOWLEDGE(S) THAT HE/SHE HAS (THEY HAVE) READ, UNDERSTAND(S) AND ACCEPT(S) THE CONTENTS OF THIS PARAGRAPH 2.

  
 \_\_\_\_\_  
 PURCHASER INITIAL  
 Jeffrey Groulx

3. EXPRESS WARRANTIES. Included in the Purchase Agreement is a Certificate of Limited Warranty which is referenced in Paragraph 17 and attached to the Purchase Agreement as Exhibit F. Seller agrees to comply with the provisions of the Certificate of Limited Warranty and Purchaser accepts the Certificate of Limited Warranty in consideration of and as a substitute for the Implied Warranty of Habitability described in Paragraph 1 above which Purchaser has waived in favor of the Released Parties.

PURCHASER(S) ACKNOWLEDGE(S) THAT HE/SHE HAS (THEY HAVE) READ, UNDERSTAND(S) AND ACCEPT(S) THE CONTENTS OF THIS PARAGRAPH 3.

  
 \_\_\_\_\_  
 PURCHASER INITIAL  
 Jeffrey Groulx

4. EFFECT AND CONSEQUENCES OF THIS WAIVER-DISCLAIMER Purchaser acknowledges and understands that if a dispute arises with Seller and the dispute results in a lawsuit, Purchaser will not be able to rely upon the Implied Warranty of Habitability described in Paragraph 1 above, as a basis for suing Seller or any of the Released Parties or as the basis of a defense if Seller sues Purchaser. Purchaser may, however, rely only on the written Certificate of Limited Warranty referred to in Paragraph 3 above.

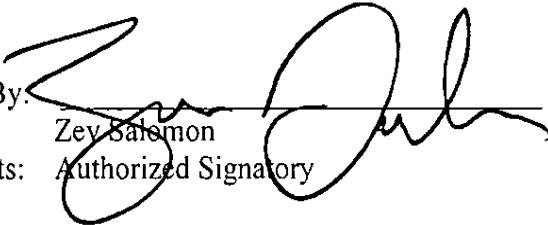
(SIGNATURE PAGE FOLLOWS)

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**SELLER:**

**DISTRICT HOUSE LLC,**  
an Illinois limited liability company

By: **RANQUIST PARTNERS II LLC,** an  
Illinois limited liability company, its manager

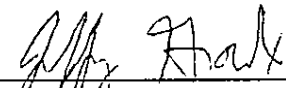
By:   
Zey Salsimon

Its: Authorized Signatory

Date: May 31, 2018

**I (WE) AS PURCHASER(S) HAVE READ AND DO UNDERSTAND THIS DOCUMENT AND I (WE) HAVE HAD AN OPPORTUNITY TO SEEK PROFESSIONAL ADVICE CONCERNING ITS CONTENTS INCLUDING THE WAIVER IN FAVOR OF THE RELEASED PARTIES.**

**PURCHASER(S):**

  
\_\_\_\_\_  
Jeffrey Groulx

Dated: May 31, 2018

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## EXHIBIT D

TO THAT SPECIAL WARRANTY DEED DATED THE MAY 31, 2018, CONVEYING DWELLING UNIT 306 AND PARKING SPACE P-18 A LIMITED COMMON ELEMENT, IN THE DISTRICT HOUSE CONDOMINIUM AT 147 N. EUCLID AVENUE, OAK PARK, ILLINOIS 60302.

(See Attached)

**WAIVER AND DISCLAIMER OF IMPLIED WARRANTY OF HABITABILITY  
(COMMON ELEMENTS)**

Property of Cook County Clerk's Office

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## DISTRICT HOUSE CONDOMINIUM

### WAIVER AND DISCLAIMER OF IMPLIED WARRANTY OF HABITABILITY (COMMON ELEMENTS)

This Waiver-Disclaimer is attached to and made a part of a certain Condominium Purchase Agreement dated 8/2/2016 (the "Purchase Agreement") by and between DISTRICT HOUSE LLC , an Illinois limited liability company ("Seller"), and Jeffrey Groulx ("Purchaser") for the sale of Dwelling Unit 306 located at 147 N. Euclid Avenue, Oak Park, Illinois 60302 in DISTRICT HOUSE CONDOMINIUM.

1. IMPLIED WARRANTY OF HABITABILITY. Illinois law provides that every contract for the construction of a new or renovated home, as here, carries with it a warranty that when completed, the home will be free of defects and will be fit for its intended use as a home ("Implied Warranty of Habitability"). This law further provides that this Implied Warranty of Habitability does not have to be in writing to be a part of the contract and it covers not only structural and mechanical defects such as may be found in the foundation, roof, masonry, heating, electrical and plumbing, but it also covers any defect in workmanship which may not easily be seen by Purchaser. However, the law also provides that a seller and purchaser may agree in writing, as here, that this Implied Warranty is not included as a part of their particular agreement.

2. WAIVER-DISCLAIMER. SELLER, DISTRICT HOUSE LLC, HEREBY DISCLAIMS AND PURCHASER, JEFFREY GROULX, AND DISTRICT HOUSE CONDOMINIUM ASSOCIATION (THE "ASSOCIATION") HEREBY WAIVE THE IMPLIED WARRANTY OF HABITABILITY DESCRIBED IN PARAGRAPH 1 ABOVE AND THEY ACKNOWLEDGE, UNDERSTAND AND AGREE THAT IT IS NOT A PART OF THE PURCHASE AGREEMENT OR THE CERTIFICATE OF LIMITED WARRANTY DELIVERED TO PURCHASER AT CLOSING. THE FOREGOING WAIVER BY PURCHASER IS IN FAVOR OF DISTRICT HOUSE LLC, RANQUIST PARTNERS II LLC, AND ANY OF THEIR RESPECTIVE MANAGERS, MEMBERS, OFFICERS, AND/OR PARTNERS (COLLECTIVELY, THE "RELEASED PARTIES"). IN ADDITION, PURCHASER ACKNOWLEDGES AND AGREES THAT THE FOREGOING WAIVER AND DISCLAIMER OF IMPLIED WARRANTY OF HABITABILITY (COMMON ELEMENTS) RUNS WITH THE LAND AND IN FURTHERANCE THEREOF SELLER WILL RECORD A COPY OF THIS WAIVER AND DISCLAIMER OF IMPLIED WARRANTY OF HABITABILITY (COMMON ELEMENTS) AS AN EXHIBIT TO THE SPECIAL WARRANTY DEED FROM SELLER TO PURCHASER. PURCHASER AGREES TO MAKE ANY SUBSEQUENT OWNER OF THE DWELLING UNIT AND/OR PARKING SPACE AWARE OF THE FOREGOING DISCLAIMER AND WAIVER OF IMPLIED WARRANTY OF HABITABILITY (COMMON ELEMENTS) IN FAVOR OF THE RELEASED PARTIES AND AGREES TO INCLUDE A DISCLAIMER AND WAIVER OF IMPLIED WARRANTY OF HABITABILITY (COMMON ELEMENTS) IN FAVOR OF THE RELEASED PARTIES IN ANY SUBSEQUENT INSTRUMENTS TRANSFERRING TITLE TO THE DWELLING UNIT AND/OR PARKING SPACE.

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**PURCHASER(S) ACKNOWLEDGE(S) THAT HE/SHE HAS (THEY HAVE) READ, UNDERSTAND(S) AND ACCEPT(S) THE CONTENTS OF THIS PARAGRAPH 2.**

  
\_\_\_\_\_  
PURCHASER INITIAL  
*Jeffrey Groulx*

3. EXPRESS WARRANTIES. Included in the Purchase Agreement is a Certificate of Limited Warranty which is referenced in Paragraph 17 and attached in the Purchase Agreement as Exhibit G. Seller agrees to comply with the provisions of the Certificate of Limited Warranty and Purchaser accepts the Certificate of Limited Warranty in consideration of and as a substitute for the Implied Warranty of Habitability described in Paragraph 1 above which Seller has waived in favor of the Released Parties.

**PURCHASER(S) ACKNOWLEDGE(S) THAT HE/SHE HAS (THEY HAVE) READ, UNDERSTAND(S) AND ACCEPT(S) THE CONTENTS OF THIS PARAGRAPH 3.**

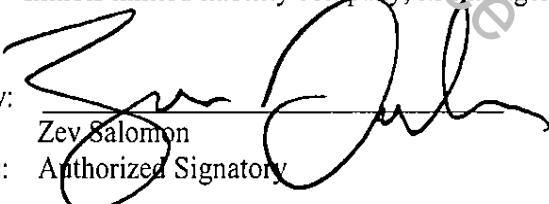
  
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PURCHASER INITIAL  
*Jeffrey Groulx*

4. EFFECT AND CONSEQUENCES OF THIS WAIVER-DISCLAIMER. Purchaser acknowledges and understands that if a dispute arises with Seller and the dispute results in a lawsuit, Purchaser will not be able to rely upon the Implied Warranty of Habitability described in Paragraph 1 above, as a basis for suing Seller or any of the Related Parties or as the basis of a defense if Seller sues Purchaser.

**SELLER:**

**DISTRICT HOUSE LLC,**  
an Illinois limited liability company

By: **RANQUIST PARTNERS II LLC,** an  
Illinois limited liability company, its manager

By:   
Zev Salomon  
Its: Authorized Signatory

Date: May 31, 2018

(SIGNATURE PAGE FOLLOWS)

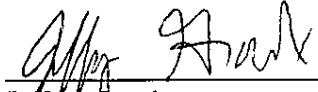


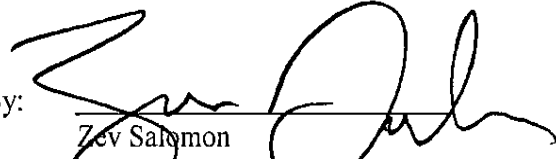
# UNOFFICIAL COPY

THE CONDOMINIUM ASSOCIATION AND THE UNDERSIGNED PURCHASER(S) HAVE READ AND DO UNDERSTAND THIS DOCUMENT AND HAVE WE HAD AN OPPORTUNITY TO SEEK PROFESSIONAL ADVICE CONCERNING ITS CONTENTS, INCLUDING THE WAIVER IN FAVOR OF THE RELEASED PARTIES.

PURCHASER(S):

DISTRICT HOUSE CONDOMINIUM ASSOCIATION,  
an Illinois not-for-profit corporation

  
\_\_\_\_\_  
Jeffrey Groulx

By:   
Zev Salomon  
Its: Authorized Signatory

Dated: May 31, 2018

Dated: May 31, 2018

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