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This Instrument Prepared By:

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330 N. Wabash, 21st Floor
Chicago, Illinois 60611-3607

Upon Recordation Return to:

Richard Spain, Esq.
Spain Spain & Varnet PC
33 North Dearborn Street, Suite 2220
Chicago, Illinois 60602

1900032991 (1)



Doc# 1819045017 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/09/2018 10:37 AM PG: 1 OF 5

SPECIAL WARRANTY DEED

THIS INDENTURE made this 29th day of June, 2018, between **MRR 111 SOUTH PEORIA LLC**, an Illinois limited liability company, of 55 East Jackson, Suite 500, Chicago, Illinois 60604 (the "Grantor"), and **BRIAN WENDT AND ALEXANDRA HOLLAND**, as husband and wife, Tenants by the Entirety, of 111 South Peoria, Unit 209, Chicago, Illinois 60607 (the "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto the Grantee, and to their successors and assigns, FOREVER, all 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 attached hereto

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 Grantor, either in law or 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, upon the Grantee, their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 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: (i) real estate taxes, special taxes or assessments not now due or payable, including taxes or assessments which may accrue by reason of new or additional improvements during the current year or prior years; (ii) applicable zoning, use and building laws and ordinances and other ordinances of record; (iii) private, public and utility easements that do not materially interfere with Grantee's use and

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enjoyment and of the Residential Unit and Parking Unit(s); (iv) covenants, conditions, agreements, restrictions and building lines of record (provided such are not violated by the Condominium), including, without limitation, the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for The Illume Condominium recorded with the Cook County Recorder of Deeds on June 27, 2018 as Document No. 1817819036 as the same may be amended further from time to time (the "Declaration"), which Grantee shall, by accepting the conveyance of the real estate, be deemed to have accepted and ratified as of the date of its recording in the Office of the Cook County Recorder of Deeds; (v) encroachments of the real estate over adjoining properties; (vi) acts done or things suffered by Grantee or anyone claiming by, through or under Grantee; (vii) leases and licenses affecting the Common Elements; (viii) rights of the public, the City of Chicago and State of Illinois in and to that part of the Land taken and used for alleys, roads and highways, if any.

Grantor hereby grants to the Grantee, its successors, heirs and assigns, all rights and easements as set forth in the Declaration for the benefit of said real estate, and Grantor hereby reserves to itself, its successors, heirs or assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate set forth 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.

[Signature Page to Follow]

REAL ESTATE TRANSFER TAX	05-Jul-2018
	
CHICAGO:	7,200.00
CTA:	2,880.00
TOTAL:	10,080.00 *

17-17-214-002-0000 | 20180701616646 | 1-556-056-864

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

REAL ESTATE TRANSFER TAX	09-Jul-2018
 	
COUNTY:	480.00
ILLINOIS:	960.00
TOTAL:	1,440.00

17-17-214-002-0000 | 20180701616646 | 0-865-526-048

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EXHIBIT A

Legal Description

Unit 209 and P-42 in the Illume Condominium as delineated on a survey of the following described real estate:

Lots 3, 4 and the North 18 feet 7 inches of Lot 5, and Lots 13 and 14 in Block 9 in Duncan's Addition to Chicago Subdivision of the East half of the Northeast Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian;

Which survey is attached to as Exhibit "D" to the Declaration of Condominium recorded June 27, 2018 as document number 1817819036, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Permanent Index Number: 17-17-214-002-0000
17-17-214-003-0000
17-17-214-004-0000
17-17-214-009-0000
17-17-214-013-0000

Address of Real Estate: 111 South Peoria Street, Unit 209 and P-42
Chicago, Illinois 60607

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THE ILLUME CONDOMINIUM ASSOCIATION

7/21, 2018

Stewart Title Guaranty Company
One North LaSalle, Suite 2010
Chicago, Illinois 60602

RE: Unit 209 and P-42, 111 South Peoria Street, Chicago, Illinois

Ladies and Gentlemen:

The Illume Condominium Association (the "Association"), an Illinois not-for-profit corporation, by and through its Board of Directors states that all monthly and special assessments due and owing and attributable to the above-referenced Unit have been paid through the end of July 2018. The monthly assessment for the above-referenced Unit is \$493.63 and the parking space monthly assessment is \$28.08. Condominium insurance is currently billed through monthly assessments. The water bill is paid through the Association. Per Section 7(c) of the Declaration of Condominium, the Association hereby waives its right of first refusal to repurchase the unit.

Very truly yours,

The Illume Condominium Association,
an Illinois not-for-profit corporation

By: _____

Brian Goldberg
President

Date: _____

7/21, 2018