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Doc#: 1826049154 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/17/2018 09:57 AM Pg: 1 of 4

SPECIAL WARRANTY

DEED Mail To:

Thomas Hawbecker
26 Blaine St
Hinsdale, IL 60521

Dec ID 20180901682022
ST/CO Stamp 1-198-452-896 ST Tax \$754.50 CO Tax \$377.25
City Stamp 2-070-868-128 City Tax: \$7,922.25

THIS INDENTURE made this 14th day of September, 2018 between 2016 RICE LLC, an Illinois limited liability company 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, Grantor, and ROBERT E. ZOLNA & MORITSUGU KARIYA, Grantees, of the City of Chicago, County of Cook, State of Illinois. AS

JONATHAN

WITNESSETH that Grantor for and in consideration of the sum of Ten And 00/100 (\$10.00) Dollars and other good and valuable consideration paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Operating Agreement and of the Co-Managers of the Grantor, by these presents does DEMISE, RELEASE, ALIEN AND CONVEY unto the Grantees and to his/her heirs 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: and as more fully described in

Exhibit A attached hereto:

Together with all and singular the hereditaments and appurtenances hereunto belonging, or in otherwise appertaining, and the reversion(s), remainder(s), thereof, and all of the estate, right, title, interest, claim or demand whatsoever, of the property of the Grantor, either in law or equity, of, in and to the attached described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with appurtenances, unto the Grantees, his/her heirs and assigns forever.

The Grantor hereby grants to the Grantees, his/her successor and assigns, as rights and easement as set forth in the Declaration of Condominium Ownership recorded September 10, 2018, as document number 1825316015 for the benefit of said property, and Grantor hereby reserve to itself, its successor, heirs and assigns, the rights and easements set forth in said Declaration for the remaining land set forth herein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and representations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

The Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantees, his/her 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to:

- a) general real estate taxes not due and payable at the time of Closing;
- b) the Act and Code;

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- c) the Condominium Documents, including all amendments and exhibits thereto;
- d) applicable zoning and building laws and ordinances;
- e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser;
- f) easements, agreements, conditions, covenants, and restrictions of record, if any;
- g) licenses affecting the Common Elements or Purchaser;
- h) liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser;
- i) 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,
- j) leases and licenses affecting any Common Element governed and operated by the Association,
- k) roads and highways if any,
- l) Purchaser's Mortgage,
- m) Seller's right to repurchase the Dwelling Unit and Parking Unit(s), as contained in Paragraph 20 and Paragraph 22 of the contract to purchase.
- ~~n) Exhibits F-1 & G-1 of the contract to purchase, Waiver and disclaimer of implied warranty of habitability, 2016 Rice Condominiums Dwelling Units and Common Areas, copies of which are attached hereto.~~

Common Address of Property:

2016 W Rice street
Unit 102
Chicago, IL 60622 *4921*

Mail Future Tax Statements to
Robert C. Zolna
2016 W Rice
Unit 102 102
Chicago, IL 606022

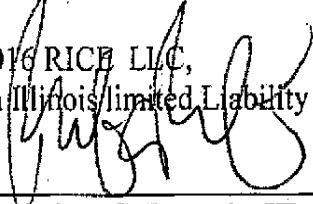
This Instrument Prepared by:
Gary M Adelman
615 Appletree Lane
Deerfield, IL 60015

Signature page to follow.

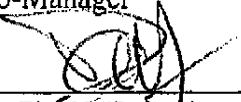
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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Co-Managers, Robert C. Ranquist III & David Horowitz

2016 RICE LLC,
an Illinois limited Liability Company



By Robert C. Ranquist III
Co-Manager



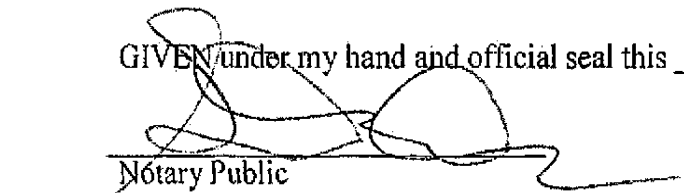
By David Horowitz
Co-Manager

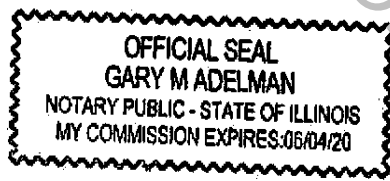
Property of Cook County Clerk's Office

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, GARY M. ADELMAN, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert C. Ranquist III & David Horowitz are personally known to me to be the Co-Managers of 2016 RICE LLC, a limited liability company, and whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Managers they signed and delivered the said instrument pursuant to authority, given by the Operating Agreement of said company as their free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14th day of September 2015


Notary Public
My commission expires



This instrument was prepared by:
Gary M. Adelman
615 Appletree Lane
Deerfield, IL 60015

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LEGAL DESCRIPTION

Order No.: 18ST02545LV

For APN/Parcel ID(s): 17-06-327-037-0000, 17-06-327-038-0000 and 17-06-327-057-0000

Parcel 1: Unit 102 in the 2016 West Rice Condominiums, as delineated on a survey of the following described tract of land: Lot 51, 52 and 50 (except the West 4.17 feet of the North 22.42 feet), in the Subdivision of the North part of Block 16 in Suffern's Subdivision of the Southwest 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, which survey is attached as exhibit "B" to the declaration of condominium recorded September 10, 2018 as document 1825316015, as amended from time to time, together with it's undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Exclusive right to the use of Garage Parking Space G-1, a limited common element, as delineated on the survey attached to the Declaration of Condominium recorded as document 1825316015, in Cook County, Illinois.