



Doc# 1902333092 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/23/2019 01:03 PM PG: 1 OF 4

This Instrument Prepared By:

Sawin Law Firm, Ltd.  
55 West Wacker Drive, Suite 900  
Chicago, Illinois 60601

After Recording Return To:  
Gozdecki, Del Giudice,  
Americus, Farkas & Brocato LLP  
One East Wacker Drive  
Suite 1700  
Chicago, Illinois 60601  
Attn: Kenneth I. Weiner, Esq.

This space reserved for Recorder's use only.

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**SPECIAL WARRANTY DEED**

This Special Warranty Deed, made this 14<sup>th</sup> day of January 2019, between 1101 West Lake 6<sup>th</sup> Floor, LLC, an Illinois limited liability company ("Grantor"), and 1101 West Lake BSD, LLC, a Florida limited liability company ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, 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 and made a part hereof (the "Land").

Together with (i) all existing buildings, structures, fixtures, systems and other improvements affixed to or located on the Land, and (ii) all and singular hereditaments and appurtenances belonging there, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at 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 described above, with the appurtenances, unto the Grantee, forever.

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## EXHIBIT A DESCRIPTION OF LAND

**PIN:** 17-08-428-026-1004 and 17-08-428-026-1006

**Common Address:** 1101 West Lake Street, Units 4 and 6  
Chicago, Illinois 60607

### Legal Description:

#### Parcel 1:

Units 4 and 6 in the 1101 West Lake Street Condominium, as shown on that certain ALTA/ACSM Land Title Survey, dated January 27, 2006, prepared by Professionals Associated Survey, Inc., and being a portion of that certain parcel known as Lots 1 and 2 in Hayes and Shelby's Subdivision of Block 30 in Carpenter's Addition to Chicago in Section 8, Township 39 North Range 14, East of the Third Principal Meridian in Cook County, Illinois;


Which survey is attached as Exhibit "E" to the Amended and Restated Declaration of Condominium recorded February 1, 2006 as document number 0603232127, and as further amended from time to time, which amends and restates the Declaration of Condominium recorded January 18, 2004 as document 0401644052, together with their undivided percentage interest in the common elements.

#### Parcel 2:



The exclusive right to the use of G-1, G-12, G-16 and G-17, limited common elements as delineated on the survey attached to the Declaration of Covenants, Conditions, Restrictions and Easements recorded February 1, 2006 as document 0603232130, as amended by the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements recorded May 6, 2015 as document 1512616075, and second amendment recorded November 1, 2018 as document 1830545052.

#### Parcel 3:

Non-exclusive easements for the benefit of Parcel 1 as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements recorded February 1, 2006 as document 0603232130, as amended by the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements recorded May 6, 2015 as document 1512616075, and second amendment recorded November 1, 2018 as document 1830545052, for support, utilities, encroachments, and ingress and egress.

REAL ESTATE TRANSFER TAX		16-Jan-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*
17-08-428-026-1006   20190101673343   0-607-379-104		

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

REAL ESTATE TRANSFER TAX		16-Jan-2019
 	COUNTY:	2,100.00
	ILLINOIS:	4,200.00
	TOTAL:	6,300.00
17-08-428-026-1006   20190101673343   0-338-943-648		

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## EXHIBIT B PERMITTED EXCEPTIONS

1. Property taxes for the second installment of 2018 and thereafter, not yet due and payable.
2. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded January 18, 2004 as Document No. 0401644052, as amended by the First Amendment to Declaration recorded May 25, 2005 as Document No. 051459084 and as further amended by the Amended and Restated Declaration of Condominium recorded February 1, 2006 as Document No. 0603232127 and as further amended from time to time; and limitations and conditions imposed by the condominium property act.
3. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under chapter 42, section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons), relating to but not limited to easements and structural support contained in the document recorded February 1, 2006 as Document No. 0603232130.
4. First Amendment to the Declaration of Covenants, Conditions Restrictions and Easements recorded May 6, 2015 as Document No. 1512616075.
5. Second Amendment to the Declaration of Covenants, Conditions Restrictions and Easements recorded November 1, 2018 as Document No. 1830545052.
6. Matters of survey as referenced on the plat of survey by Professionals Associated Survey, Inc. dated March 7, 2000 Number 00-50334 and last updated January 27, 2006 and note the following:
  - a. encroachment of building located on the land onto public property south of and adjoining by 0.02 of a foot and east of and adjoining by from 0.08 to 0.25 of a foot;
  - b. encroachment of steps located mainly on the land onto public property north of and adjoining by 1.95 feet;
  - c. encroachment of building located on the land onto property west of and adjoining by .02 of a foot.

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
2, SEC. 200.1-2(B-6) OR PARAGRAPH  
....., SEC. 200.1-4 (B) OF THE  
CHICAGO TRANSACTION TAX ORDINANCE.

1/14/18  
DATE

  
BUYER, SELLER, REPRESENTATIVE