

# UNOFFICIAL COPY

**PREPARED BY:**

RMW Streeterville LLC  
350 W. Hubbard Street, Suite 300  
Chicago, Illinois 60654

Doc#: 2229349159 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/20/2022 01:49 PM Pg: 1 of 3

Dec ID 20221001662583  
ST/CO Stamp 0-727-540-048 ST Tax \$1,600.00 CO Tax \$800.00  
City Stamp 1-631-773-008 City Tax: \$16,800.00

**WHEN RECORDED RETURN TO:**

Dennis Coleman, Attorney at Law  
The Coleman Law Office LLC  
125 S Wacker Dr, Suite 300  
Chicago IL 60606

Chicago Title

ddAc ddi 9524 LP 1/1

**SPECIAL WARRANTY DEED**

THE GRANTOR, RMW STREETERVILLE LLC, a Delaware limited liability company, duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and TRANSFERS to Shihe Zhang, a single woman, whose address is 343 W Wolf Point Plaza #2412, Chicago, IL, 60654, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

**FOR LEGAL DESCRIPTION**

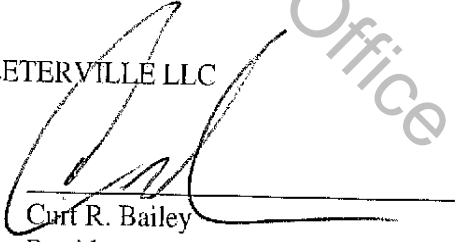
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Property Address: 451 E. Grand Avenue, Residential and Parking Units 4804 and PU-93  
Chicago, Illinois 60611

**Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, but subject to: SEE EXHIBIT A. The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on EXHIBIT A.**

Dated: October 17, 2022

RMW STREETERVILLE LLC

By:   
Print Name: Curt R. Bailey  
Its: President

**Send Future Tax Bills To:**

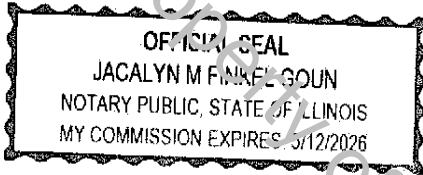
Shihe Zhang  
451 E. Grand Ave., Unit 4804  
Chicago, Illinois 60611

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Curt R. Bailey, as President of RMW Streeterville LLC personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, October 17, 2022.



*Jacalyn M Finkel Goun*  
\_\_\_\_\_  
Notary Public

My commission expires: May 12, 2026

REAL ESTATE TRANSFER TAX		19-Oct-2022
	COUNTY:	800.00
	ILLINOIS:	1,600.00
	TOTAL:	2,400.00
17-10-218-015-1030   20221001662583   0-727-540-048		

REAL ESTATE TRANSFER TAX		19-Oct-2022
	CHICAGO:	12,000.00
	CTA:	4,800.00
	TOTAL:	16,800.00 *
17-10-218-015-1030   20221001662583   1-631-773-008		

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

PROPRIETARY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

## EXHIBIT A TO SPECIAL WARRANTY DEED

### Legal Description

PARCEL 1: UNITS 4804 and PU-93 IN ONE BENNETT PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF LOTS 2 AND 3 IN PARKVIEW AT RIVER EAST, BEING A RESUBDIVISION OF PART OF BLOCK 3 IN CITYFRONT CENTER, IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 2011, AS DOCUMENT NUMBER 1106829013, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1903834051, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-61, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM, AFORESAID.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS CREATED BY AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENT, RECORDED MAY 19, 2008 AS DOCUMENT NUMBER 0814016058.

SUBJECT TO: (i) current, non-delinquent real estate taxes and real estate taxes for subsequent years; (ii) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments; (iii) the terms and provisions of the Condominium Declaration and any amendments thereto; (iv) public, private and utility easements, including any easements established by, or implied from, the Declaration and any amendments thereto and/or the Declarations of CC&Rs and any amendments thereto; (v) covenants, conditions and restrictions of record; (vi) applicable zoning and building laws, ordinances and restrictions; (vii) roads and highways, if any; (viii) limitations and conditions imposed by the Act; (ix) encroachments, if any, which do not materially, adversely impair the use and enjoyment of the Residential Unit as a residence or any of the Parking Unit(s), if any, for the parking of one passenger vehicle; (x) installments due after the date of the Closing for assessments established pursuant to the Declaration; (xi) 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 the Closing and which Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed; (xii) matters over which the Title Company (as defined below) is willing to insure; (xiii) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (xiv) Purchaser's mortgage, if any; (xv) leases, licenses and management agreements affecting the Parking Unit(s), if any, and/or the Common Elements; and (xvi) Seller's right to repurchase the Residential Unit and Parking Unit pursuant to section 9 of the Purchase Agreement, if applicable.

**Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.**

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

COMMONLY KNOWN AS: 451 E. Grand Ave., Residential Unit 4804 and Parking Unit(s) PU-93  
Chicago, Illinois 60611

PINs: 17-10-218-015-1030 & 17-10-218-015-1159