

UNOFFICIAL COPY

97741070

This instrument was prepared by:
William S. McDowell, Jr.
Baker & McKenzie
130 East Randolph Drive
Chicago, Illinois 60601

After recording, mail to:
Jan Short
Gardner Carton & Douglas
321 North Clark Street, Suite 3400
Chicago, Illinois 60610-4795

DEPT-01 RECORDING 925.50
136866 TRAN 4079 10/06/97 16:06:00
4755 + DR * -97-741070
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

N9701537
KW Tall

SPECIAL WARRANTY DEED

DEARBORN-GOFF THE DEVELOPMENT L.L.C., an Illinois limited liability company ("Grantor"), for ten dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, grants and conveys and transfers to Dorothy B. Rothschild, whose address is 214 Cedar Avenue, Highland Park, Illinois 60035, all of Grantor's right, title and interest in and to:

(i) Unit 306 in The Whitney Condominium as delineated on a survey of a parcel of land comprised of Lots 5 and 6 and the South 6.96 feet of Lot 7 in Simon's subdivision of Lot 6 in Bronson's addition to Chicago; Lots 1, 2, and 3 in the subdivision of Lot 5 together with Sub Lot 1 of Lot 4 in Bronson's addition to Chicago; and Lots 1 to 5, both inclusive, in Alice P. Holbrook's subdivision of Lot 4 in the subdivision of Lot 5 in Bronson's addition to Chicago; all in the North East 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey (the "Plat") is attached as Exhibit "D" to the Declaration of Condominium Ownership for The Whitney Condominium recorded in Cook County, Illinois on December 31, 1996 as Document No. 96-982956, and amended by First Amendment recorded October 1, 1997 as Document No. 97-120677 (as so amended, the "Declaration"), together with its undivided percentage interest in the Common Elements; and

(ii) The Limited Common Element(s) comprised of Parking Space(s) numbered 59 as delineated on the Plat and as described in Subparagraph 8(a) of the Declaration;

Permanent Real Estate Index Numbers (for parcels described in Plat; individual numbers for each unit established by Declaration not assigned as of the date hereof): 17-04-218-014, 17-04-218-015, 17-04-218-016, 17-04-218-017, 17-04-218-018, and 17-04-218-019

Common Address: 1301 North Dearborn Parkway, Unit 306, Chicago, Illinois 60610

all subject, however, to (i) general real estate taxes which are a lien but not yet due and payable, (ii) all rights, easements, covenants, conditions, options, restrictions and reservations contained in or established by said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein, (iii) adverse encroachment of the three story brick building and a stockade fence located mainly on the property north and adjoining the land described in the Declaration by various distances of 0.22 feet to 0.35 feet, with respect to said building, and by 0.68 feet with respect to said fence, as

97741070

3

UNOFFICIAL COPY

Property of Cook County Clerk's Office

3,322.50
Office

977A1070

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
SEAL OCT-907
PA 11425
221.50

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
NOV-907
DEPT OF REVENUE
443.00

UNOFFICIAL COPY

Property of Cook County Clerk's Office

977A1070