

This instrument was prepared by:
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Baker & McKenzie
130 East Randolph Drive
Chicago, Illinois 60601

After recording, mail to:

Caryn L. Chalmers
Sonnenschein Nath & Rosenthal
8000 Sears Tower
Chicago, Illinois 60606-6404



Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

(2)

DEARBORN-COETHE 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 John F. O'Toole and Lisa J. Phillips O'Toole, whose address is 1730 North Clark Street, Apt. 2902, Chicago, Illinois 60614, not in tenancy in common, but in joint tenancy, with right of survivorship, all of Grantor's right, title and interest in and to:

(i) Unit 1202 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, as amended by First Amendment recorded October 1, 1997 as Document No. 97-130677 and Second Amendment recorded March 19, 1998 as Document No. 98-216407 (as so amended, the "Declaration"), together with its undivided percentage interest in the Common Element; and

(ii) The Limited Common Element(s) comprised of Parking Space(s) numbered 130 as delineated on the Plat and as described in Subparagraph 8(a) of the Declaration;

Permanent Real Estate Index Number: 17-04-218-048-1066

Common Address: 1301 North Dearborn Parkway, Unit 1202, 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

RECORDED AT 11:00 A.M. APR 15 1998

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