

This Instrument was prepared by:  
David G. Spak, Attorney at Law  
One Northfield Plaza, Suite 300  
Northfield, Illinois 60093



After Recording, Forward to:

Heather Nelson  
2944 S. Michigan #1  
Chicago, IL 60616

Send Future Tax Bills to:

Heather Nelson  
2944 S. Michigan #1  
Chicago, IL 60616

SPECIAL WARRANTY DEED

THE GRANTOR, BRINSHORE DEVELOPMENT L.L.C., an Illinois limited liability company, having its principal offices at 666 Dundee Road, Suite 1104, Northbrook, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) AND NO/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to:

Lee J. Morgan ~~and~~ Heather M. Nelson, husband and wife,  
651 South Wells, Chicago, Illinois, in ~~tenancy by the Entirety and not~~ in Joint Tenancy.

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A, attached hereto and made a part hereof by this reference,  
the Real Estate commonly known as Unit 1, Kent Mansion Condominium,  
2944 South Michigan Avenue, Chicago, Illinois,  
P.I.N.: 17-27-309-033 and 17-27-309-034

Grantor also hereby grants to Grantee, his, her or their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for Kent Mansion Condominium Association made the 24th day of November, 1998, and recorded on December 29, 1998, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 08182143 (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

(A) The tenant of Unit 1, Kent Mansion Condominium, 2944 South Michigan Avenue, Chicago, Illinois, has waived or has failed to exercise the right of first refusal under the Illinois Condominium Property Act; (B) the tenant of said Unit had no right of first refusal; or (C) the Grantee was the tenant of said Unit prior to the conversion of the building at 2944 South Michigan Avenue, Chicago, Illinois, to a condominium.

The foregoing conveyance and Grantor's warranty of title herein is subject to (1) current non-delinquent real estate taxes and taxes for subsequent years; (2) the Illinois Condominium Property Act and the City of Chicago Condominium Ordinance, including all amendments thereto; (3) the Declaration, including all amendments and exhibits attached thereto; (4) easements created pursuant to (i) the Declaration or (ii) otherwise; (5) terms, provisions, conditions and

BOX 333-CTL

E.T.G.

7801097 Fl above 10ft

CRH (Briev) RB

4

# UNOFFICIAL COPY

COOK  
CO. CLERK

288562



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

APR 20 '99

\*\*\*  
DEPT. OF  
REVENUE

189.00

317230

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP APR 28 '99  
P.O. 11427



94.50

★ 115  
★ 115  
★ 115  
★ 115

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF  
REVENUE APR 29 '99  
P.O. 11195



999.00

★ 116  
★ 115  
★ 115  
★ 115

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF  
REVENUE APR 29 '99  
P.O. 11195



418.50

99448812

Property of Cook County Clerk's Office

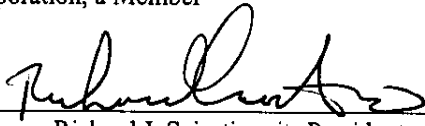
# UNOFFICIAL COPY

limitations contained in the City of Chicago ordinance designating the Building as a landmark, a copy of which was recorded May 19, 1987 as Document 87269296; (6) those certain Party Wall Agreements (a) dated June 19, 1879 and recorded June 28, 1879 in Book 893, Page 629 as Document 227874 and (b) dated December 4, 1879 and recorded April 21, 1880 in Book 971, Page 542 as Document 267762; (7) that certain Grant of Party Wall Right contained in a deed from James P. Dalton and wife to Sidney A. Kent recorded November 9, 1888 as Document 431075; (8) that certain Grant of Easement in favor of Commonwealth Edison Company, its successors and assigns recorded December 4, 1962 as Document 18661516; (9) terms, provisions, conditions and limitations contained in Ordinance recorded May 24, 1965 as Document 19472612; (10) public utility poles along the East line of the Property; and (11) rights of the municipality, the State of Illinois, the public, adjoining property owners and public and quasi-public utilities in and to vacated alley. Additionally, Grantor's warranty of title herein shall run only to matters occurring from and after the date Grantor acquired title to the Real Estate.

DATED this 25th day of February, 1999

BRINSHORE DEVELOPMENT L.L.C., an Illinois  
limited liability company

By: RJS REAL ESTATE SERVICES, INC., an Illinois  
corporation, a Member

By:   
Richard J. Sciortino, its President

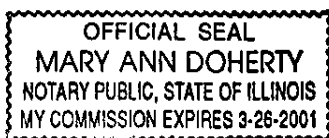
State of Illinois )  
                          )ss  
County of Cook )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Richard J. Sciortino, President of RJS Real Estate Services, Inc., 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 he signed, sealed and delivered the said instrument as President of said corporation as his free and voluntary act, as the free and voluntary act of said corporation and as the free and voluntary act of Brinshore Development L.L.C., of which said corporation is a Member, for the uses and purposes therein set forth.

Given under my hand any official seal, this 25th day of February, 1999.

  
NOTARY PUBLIC

Commission Expires:



99418812

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## EXHIBIT A LEGAL DESCRIPTION

UNIT 1 IN KENT MANSION CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3, 4 AND 5, EXCEPT THE SOUTH 23.25 FEET OF SAID LOT 5, AND THE EAST 1/2 OF THE VACATED NORTH-SOUTH ALLEY ADJOINING SAID LOTS IN AARON GIBB'S SUBDIVISION OF THE NORTH 1/2 OF ALL THAT PART NORTH OF THE SOUTH 33 FEET OF LOT 94 OF THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO THE SOUTH 6 FEET OF LOT 28, ALL OF LOTS 29 AND 30 AND THE EAST 1/2 OF THE VACATED NORTH-SOUTH ALLEY ADJOINING LOT 30 AND THE SOUTH 4 FEET OF LOT 29, IN THE ASSESSOR'S DIVISION OF THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08182143, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF THE CERTAIN PARKING SPACES DESIGNATED AS P-10 AND P-11, AS LIMITED COMMON ELEMENTS APPURTENANT TO THE FOREGOING UNIT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 08182143.

GRANTOR ALSO HEREBY GRANTS TO 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 REAL ESTATE SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM.

THE DEED TO WHICH THIS LEGAL DESCRIPTION IS ATTACHED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Property Address: Unit 1, 2944 South Michigan Avenue, Chicago, Cook County, Illinois 60605  
Property Identification Numbers: 17-27-309-033 and 17-27-309-034

**99418812**