

This instrument was prepared by:

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Suite 3300  
Chicago, Illinois 60602

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221 n. LaSalle St.  
Suite 1938  
Chicago, IL 60601



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED from STREETERVILLE DEVELOPMENT ASSOCIATES II, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and authorized to transact business in the State of Illinois (the "Grantor"), to Scott J. Warner (the "Grantee"),

JRC

WITNESSETH that:

The Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors, heirs and assigns, all of 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).

Grantor also hereby grants to Grantee, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit for said unit set forth in the Declaration of Condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein (including, but not limited to, easements and rights which may be granted or retained in a Declaration of Easements to be recorded after the date hereof, as contemplated by the Declaration of Condominium). This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in the Declaration of Condominium and the Declaration of Easements the same as though the provisions of said Declarations were recited and stipulated at length herein.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

BOX 333-CT1

1 of 1  
7826085  
LND/FEW  
CTIC

UNOFFICIAL COPY

99723254

Property of Cook County Clerk's Office

COOK  
CO. NO. 016  
292666  
PB 10686

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
\*\*\*  
JUL 27 '99 DEPT. OF REVENUE  
153.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP JUL 27 '99  
P.O. 1427

76.50

★ 118827  
★  
★  
★

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE JUL 26 '99  
PB. 11193

900.00

★ 118828  
★  
★  
★

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE JUL 26 '99  
PB. 11193

247.50



# UNOFFICIAL COPY 99723254

## EXHIBIT A

PARCEL 1: UNIT 808 IN THE GRAND OHIO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 20 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH EASEMENT CREATED BY DOCUMENT 8491432 AS AMENDED BY DOCUMENT 26279882, EASEMENT CREATED BY DOCUMENT NUMBER 17543160 AND EASEMENT CREATED BY DOCUMENT NUMBER 26150981; WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE GRAND OHIO CONDOMINIUM, RECORDED AS DOCUMENT NO. 99613754 (THE "DECLARATION"). TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 99613753.

ANY TENANT OCCUPYING THE ABOVE DESCRIBED UNIT WHICH IS THE SUBJECT OF THIS SPECIAL WARRANTY DEED AT THE TIME THE CONTRACT FOR THAT PROPERTY WAS SIGNED EITHER HAD NO RIGHT OF FIRST REFUSAL OR OPTION TO PURCHASE AT THAT TIME OR HAS WAIVED OR FAILED TO EXERCISE THAT RIGHT OF FIRST REFUSAL OR OPTION TO PURCHASE.

### GENERAL:

WITH RESPECT TO PARCELS 1, 2 AND 3, GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE PROPERTY WHICH IS THE SUBJECT OF THIS SPECIAL WARRANTY DEED, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS SPECIAL WARRANTY DEED IS SUBJECT TO (i) 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, AS AMENDED FROM TIME TO TIME, AND IN THE DECLARATION OF EASEMENTS; (ii) GENERAL REAL ESTATE TAXES ARE NOT YET DUE AND PAYABLE; (iii) SPECIAL TAXES AND ASSESSMENTS (ii) FOR IMPROVEMENTS NOT YET COMPLETED; (iv) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (v) COVENANTS, CONDITIONS, RESTRICTIONS, AND BUILDING LINES OF RECORD; (vi) PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; (vii) ENCROACHMENTS; (viii) PUBLIC PRIVATE AND UTILITY EASEMENTS OF RECORD; (ix) LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM ACT; (x) INSTALLMENTS DUE AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; AND (xi) ACTS DONE OR SUFFERED BY THE PURCHASER.

COMMON ADDRESS: 211 East Ohio, Chicago, Illinois

PIN NOS.:  
17-10-209-002  
17-10-209-003  
17-10-209-008  
17-10-209-010  
17-10-209-011  
17-10-209-009