

# UNOFFICIAL COPY

99890702

7832/0195 27 001 Page 1 of 4  
1999-09-21 14:47:14  
Cook County Recorder 27.00

This instrument was prepared by:

Sandra L. Waldier  
Bell, Boyd & Lloyd  
70 W. Madison Street  
Suite 3300  
Chicago, Illinois 60602



7787529 Fl above lot 2  
No Affidavit

Property of Cook County Clerk's Office

## SPECIAL WARRANTY DEED

THIS AGREEMENT between STREETERVILLE DEVELOPMENT ASSOCIATES, 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"), and Jonathan & Kristen Cowan (the "Grantee"),

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, ~~not~~ in Tenancy In Common, <sup>but</sup> in Joint Tenancy with rights of survivorship, 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:  
*\* but in Tenancy by the entirety*

(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 *as tenants by the entirety*

3620113

BOX 333-CTI

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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
SEP 20 '99 DEPT. OF REVENUE  
307.50  
2 9 3 1 8  
SEAL OF ILLINOIS  
P.B. 11427

Cook County  
REAL ESTATE TRANSACTION TAX  
SEP 20 '99 DEPT. OF REVENUE  
152.75  
3 2 3 4 5 6  
SEAL OF COOK COUNTY  
P.B. 11427

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
SEP 20 '99 DEPT. OF REVENUE  
999.00  
1 2 1 2 6 7  
SEAL OF CITY OF CHICAGO  
P.B. 11193

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
SEP 20 '99 DEPT. OF REVENUE  
999.00  
1 2 1 2 0 8  
SEAL OF CITY OF CHICAGO  
P.B. 11193

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
SEP 20 '99 DEPT. OF REVENUE  
308.25  
1 2 1 2  
SEAL OF CITY OF CHICAGO  
P.B. 11193

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And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, Grantor WILL WARRANT AND DEFEND, subject to items specified in paragraph 10 of that certain Condominium Purchase Agreement by and between Grantor and Grantee.

If the Grantee hereof is not the person, persons or entity which was the tenant of the property transferred and conveyed pursuant hereto at the time of provision of the Notice of Intent contemplated by 765 ILCS 605/30, then the person, persons or entity which was a tenant of such property at such time has either waived or failed to exercise the right of first refusal or option granted pursuant to such statute or had not right of first refusal or option with respect to the property being transferred pursuant hereto.

IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of June 15, 1999.

STREETERVILLE DEVELOPMENT ASSOCIATES, LLC,  
an Illinois limited liability company

By EMS ASSOCIATES, L.L.C., an Illinois limited liability  
company, a manager

By: *C. Boyd Barcroft*  
Print Name: \_\_\_\_\_  
Title: A Member

STATE OF ILLINOIS )  
  ) ss.  
COUNTY OF COOK )

I, *Sandi Bauer*, a Notary Public in and for the said County, in the State  
aforesaid, DO HEREBY CERTIFY that *Chris Barcroft*, personally known to me to be a manager of EMS  
Associates, L.L.C., an Illinois limited liability company, a Streeterville Development Associates, LLC, an  
Illinois limited liability company, personally known to me to be the person whose name is subscribed to the  
foregoing instrument, appeared before me this day in person, and acknowledged that as such manager, such  
person signed and delivered the said instrument his free and voluntary act, and as the free and voluntary act  
and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15<sup>th</sup> day of June, 1999. **99890702**

Mail to  
SAMUEL TAMM IN  
165 N. CANAL #808  
Chicago IL 60606

*Sandi Bauer*  
Commission expires \_\_\_\_\_  
"OFFICIAL SEAL"  
SANDI BAUER  
Notary Public, State of Illinois  
My Commission Expires 8/20/99

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## EXHIBIT A

PARCEL 1: UNIT 1602 IN THE 401 EAST ONTARIO CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 19 AND 20 (EXCEPTING THEREFROM THE WESTERLY 4 FEET THEREOF) IN THE CIRCUIT COURT PARTITION OF THE OGDEN ESTATE SUBDIVISION OF PARTS OF BLOCKS 20, 31 AND 32, IN KINZIE'S ADDITION TO CHICAGO, IN THE NORTHEAST FRACTIONAL ¼ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P5-287, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER \_\_\_\_\_.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR STRUCTURAL SUPPORT, ENCLOSURE, INGRESS AND EGRESS, UTILITY SERVICES AND OTHER FACILITIES AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER \_\_\_\_\_.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 401 EAST ONTARIO, A CONDOMINIUM, RECORDED AS DOCUMENT NO. \_\_\_\_\_ (THE "DECLARATION"). TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION), IN COOK COUNTY, ILLINOIS.

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, provided none of the foregoing impair or restrict grantee's use of the real estate as\* COMMONLY KNOWN AS UNIT 1602, 401 EAST ONTARIO, CHICAGO, ILLINOIS 60611

PERMANENT REAL ESTATE NUMBERS: 17-10-208-001, 17-10-208-002, 17-10-208-003 **99890702**

\*a single family condominium unit and title shall be merchantable.