

UNOFFICIAL COPY

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Cook County Records 25.50



99955061

SPECIAL WARRANTY DEED

**THIS INSTRUMENT**, made this **1st day of October, 1999** between **1516 Wabash Associates, Inc.**, an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part and **Rodney W. Hurd and Sylvia I. Hurd, as trustees under trust agreement dated June 11, 1999 and known as the 1999 Rodney W. and Sylvia I Hurd Family Trust and Robert A. Ontiveros of 214 W. St. Paul, 2R, Chicago, Illinois** party of the second party, WITNESSETH, that the party of the first part, for and in consideration of the sum of **TEN & 00/100 Dollars** and other good and valuable consideration in hand paid, by the party of the second party, the receipt whereof is hereby acknowledged, by these presents does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

PARCEL A:

**UNIT 1006** IN LANDMARK LOFTS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:

**LOT 6** IN BLOCK 25 IN THE ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

**LOT 5** IN BLOCK 25 IN THE ASSESSORS DIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 8.7 FEET OF LOT 2 (EXCEPT THE WEST 19 FEET THEREOF) AND LOTS 3 AND 4 (EXCEPT THE WEST 19 FEET THEREOF) IN BLOCK 25 IN ASSESSORS DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST LINE OF WABASH AVENUE AT A POINT 567.7 FEET NORTH OF THE SOUTH LINE OF SAID FRACTIONAL 1/4 SECTION AND RUNNING NORTH 55 FEET; THENCE WEST 170 1/2 FEET MORE OR LESS TO THE EAST LINE OF A 20 FOOT ALLEY; THENCE SOUTH 55 FEET; THENCE EAST TO THE PLACE OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED LAND THE WEST 9 FEET THEREOF) IN CHICAGO, COOK COUNTY, ILLINOIS.

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Near North National Title

Property of Cook County Clerk's Office

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 8, 1998 AS DOCUMENT NUMBER 08114042, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO THE USE OF **PARKING SPACE 86 ASSIGNED TO UNIT 1006**, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

**THE TENANT OF THIS UNIT WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL**

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

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

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

P.I.N. 17-22-106-042; 043; 044; 045 and 046

**TO HAVE AND TO HOLD** the said premises as above described, unto the party of the second part, forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, and successors, 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 it **WILL WARRANT AND DEFEND**, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

SUBJECT ONLY TO: (a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants and conditions of the Declaration and all amendments, if any, thereto; (c) private, public and utility easements, including any easements established by or implied from the Declaration or amendments thereto and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Illinois Condominium Property Act ("Act") and/or the Chicago Condominium Conversion Ordinance ("Code"); (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessments; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) general taxes for the year 1998 and subsequent years; (j) installments due after the Closing (as hereinafter defined) of assessments established pursuant to the Declaration; (k) (intentionally deleted) (l) applicable zoning and building laws and ordinances and other ordinances of record; (m) encroachments, if any; (n) acts done or suffered by Buyer or anyone claiming by, through or under Buyer; (o) leases and licenses affecting the common elements; and (p) building lines and restrictions.

**IN WITNESS WHEREOF**, said party of the first part of its general partner has caused its name to be signed to these presents by its \_\_\_\_\_ President and attested by its Assistant Secretary, the date and year first above written.

# UNOFFICIAL COPY

1516 Wabash Associates, Inc.  
an Illinois corporation

ATTEST:

BY: *[Signature]* PRES.

BY: *[Signature]* AUTH AGENT

STATE OF ILLINOIS           )  
  )SS  
COUNTY OF DUPAGE        )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Paul J. Wheeler Personally known to me to be the \_\_\_\_\_ President of 1516 Wabash Associates, Inc., an Illinois corporation, and \_\_\_\_\_ personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such \_\_\_\_\_ President and Secretary, they signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal on this 1st day of October, 1999

*[Signature]*  
Notary Public



This instrument was prepared by: The Inland Real Estate Group, Inc., Law Department, 2901 Butterfield, Oak Brook, IL 60523

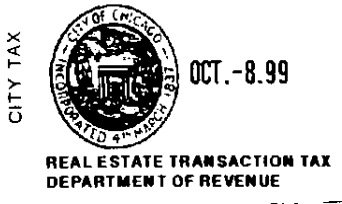
Address of Property: 1516 Wabash Avenue, Unit 1006, Chicago, Illinois

Send Subsequent Tax Bills to:



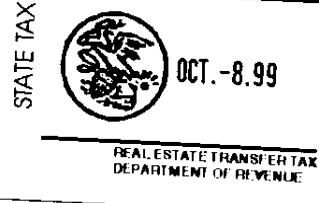
Rodney Hurd, Sylvia Hurd, and Robert Ontiveros: 1516 Wabash, Unit #1006, Chicago, Illinois 60605

**CITY OF CHICAGO**



# 0000000083	REAL ESTATE TRANSFER TAX
	0181500
	FP326675

**STATE OF ILLINOIS**



# 0000000095	REAL ESTATE TRANSFER TAX
	0024200
	FP326703

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



# 0000000093	REAL ESTATE TRANSFER TAX
	0012100
	FP326657