

SPECIAL WARRANTY DEED
ILLINOIS



UPON RECORDING MAIL TO:

J. MARINO
5521 N. Cumberland #1109
Chicago Ill. 60656

SEND SUBSEQUENT TAX BILLS TO:

F. ADAMS
1749 W. GOLF RD #150
Mt Prospect Ill. 60056

The grantor, WABASH VENTURE LLC, an Illinois limited liability company ("Grantor"), of 8080 W. 80th Street, Bridgeview, Illinois 60455, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Fred Adams ("Grantee"), of 101B Kelly Street, Elk Grove, Illinois 60007, Illinois, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

SEE ATTACHED EXHIBIT A

and covenants 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: covenants, conditions and restrictions of record and general real estate taxes for the year 1999 and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.

The Tenant of Unit 405 AND P-2 had no right of first refusal.

Grantor also hereby grants to the Grantee, their 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 described in Exhibit A hereto, 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, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number: 17-15-309-008, 17-15-309-007, and 17-15-309-006
Address of real estate: 1133-1139 S. Wabash, Units 405 and P-2, Chicago, Illinois 60605

Dated this 18th day of May, 2000.

WABASH VENTURE LLC, an Illinois limited liability company

By: Frank Costa
Frank Costa, Manager

BOX 333-CT

7865078 1091 CRU WU S4

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Handwritten initials

UNOFFICIAL COPY

State of Illinois)
)SS
County of Cook)

00473102

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank Costa, as Manager of Wabash Venture LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 18th day of May, 2000.



[Signature]

Notary Public

This instrument prepared by: Paul G. Hull, Esq.
Stahl Brashler LLC
20 E. Jackson Blvd., Suite 700
Chicago, Illinois 60604

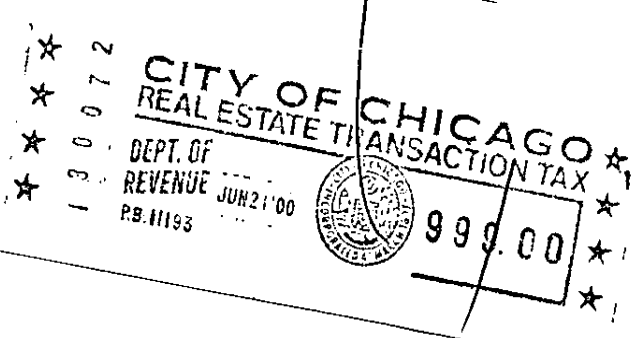
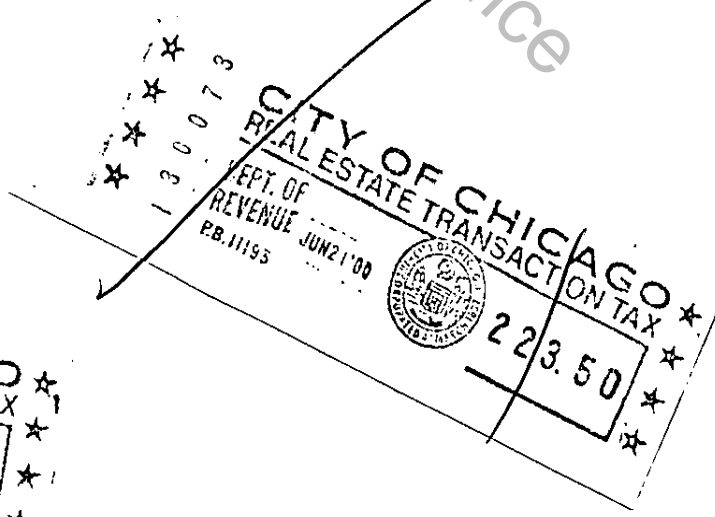
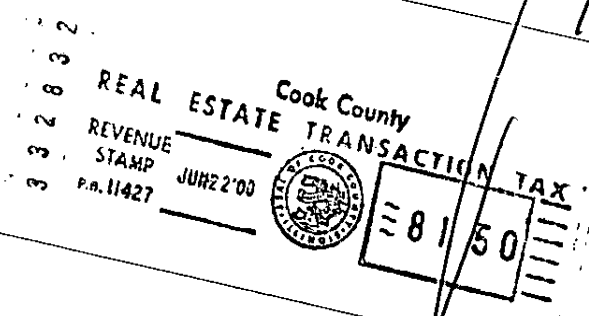
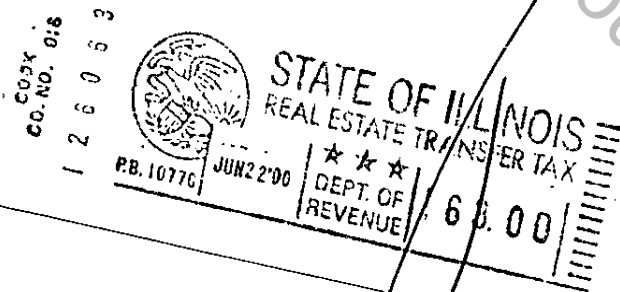


EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNITS 405 AND P-2 IN THE COSMOPOLITAN LOFTS CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 21 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN 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 00198107 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL 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 00198106.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA S-405, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00198107.

Property of Cook County Clerk's Office