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Cook County Recorder

25.50

SPECIAL WARRANTY DEED



THE GRANTOR, Wabash Development,

L.L.C., an Illinois limited liability company duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid and pursuant to authority given by the Managers of said Company, CONVEYS AND WARRANTS

to Andrew E. Osboric, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

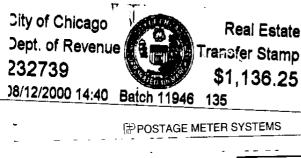
Together with all and singular in a pereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, or, in and to the above described, with the appurtenances, unto the party of the second part, its nears and assigns forever.

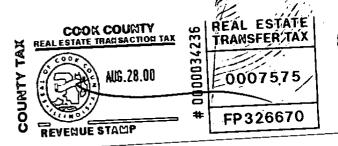
Grantor, for itself, and its successors, does coverant, promise and agree, to and with the Grantee, heirs and assigns, that it has not done or suffered to be done, anything whereby the premises are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the premises against all persons lawfully claiming by, through or under it, subject to: SEE EXHIBIT "A" ATTACHED HEKETO.

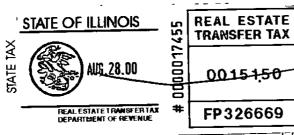
Permanent Index No.: 17-22-104-028

Property Address: 1307 South Wabash, Unit 608 and Parking Space 55

Chicago, Illinois 60605







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In Witness Whereof, said Grantor has caused its name to be signed to these presents by
Charles L. Cornelius, Jr., the Manager of Chicago Metro Developers, L.L.C., its Manager, this
44 day of July; 2000.
august
Wabash Development, L.L.C., an Illinois limited liability company,
By Chicago Metro Developers, L.LC., an Illinois limited liability company,
Manager
+0 $-$ 0
By: Celler Colley of
Manager of Chicago Metro Developers, L.LC.,
an Illinois limited liability company
STATE OF ILLEVOIS)
) ss.
COUNTY OF COOK)
The undersigned, a Notary Public in and for said County, in the State aforesaid CERTIFY
THAT Charles L. Cornelius, Jr., personally known to me to be the Manager of Chicago Metro
Developers, L.L.C., an Illinois limited liability company, the Manager of Wabash Development,
L.L.C., an Illinois limited liability company, appeared before me this day in person, and
acknowledged that as such Manager, he signed, sealed and delivered the said instrument pursuant
to authority given by the Operating Agreemen of said limited liability company, as his free and
voluntary act, and as the free and voluntary act ard deed of said limited liability company, for the
uses and purposes therein set forth.
14
Given under my hand and notarial seal, this 4 day o 4 day o 2000.
V gust
Tuhorer sycul
Notary Posticy State of Linois
My Commission Expires Jun 3 15, 2004
My commission expires on, 20
This instrument was prepared by: Wabash Development, L.L.C., 1307 South Wabash, Chicago,
Illinois 60605
Mail to: Send subsequent tax bills to:
TICH WE TO
SOE! Chipach France E. Osborn
DOK 1 1 19 - #1700 1007 0 1 1 1 4 100
Joel Chipach Andrew E. Osbern 205 W. Bandolph - #1750 1307 S. Walbush - #608 Change II 60606 Chingy IL 60605
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EXHIBIT "A"

LEGAL DESCRIPTION FOR 1307 SOUTH WABASH LOFT CONDOMINIUMS

Unit 608 and Parking Space 55 in Film Exchange Lofts Condominium Association, as delineated on the survey of certain lots or parts thereof in Lunt & Hamlin's Subdivision, being a Subdivision located in Section 2, Township 39 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded March 20, 2000 as Document 00196242 in Cook County, Illinois, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Declaration.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium Ownership; 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.

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