



00756839

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This Instrument Prepared by:
Jeffrey N. Owen
Piper Marbury Rudnick & Wolfe
203 North LaSalle Street
Suite 1800
Chicago, Illinois 60601

Tenants by the
After Recording Return to:
Judy L. DeAngelis
767 Walton
Grayslake, IL
60030

Send Subsequent Tax Bills to:
Steve Smith
330 S. Michigan
#1811, Chicago

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2000-09-27 14:08:18
Cook County Recorder 27.50

SPECIAL WARRANTY DEED

This Indenture is made as of September 21, 2000, between 330 South Michigan Avenue Residential, L.L.C, a Delaware limited liability company ("Grantor"), whose address is 310 South Michigan Avenue, Suite 2500, Chicago, Illinois 60604, and Steven M. Smith and Yun Xie Smith ("Grantee"), *husband and wife, not as joint tenants, not as tenants in common but as tenants by the entirety*

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, husband and wife, not in Tenancy In Common, but in Joint Tenancy with rights of survivorship, and his successors, heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

See Exhibit A attached hereto and made a part hereof, subject to the Permitted Exceptions (as hereinafter defined).

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the 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, restrictions and reservations contained in said Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

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TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;


TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

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And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act; (c) the Declaration, including all amendments and exhibits; (d) applicable zoning and building laws and ordinances and other ordinances of record; (e) encroachments, if any; (f) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (g) utility easements, if any, whether recorded or unrecorded; (h) lease, and licenses affecting the Common Elements; (i) covenants, conditions, restrictions, permits, easements and agreements of record; including, without limitation that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements, dated January 3, 2000 recorded as Document Number 00021054 with the Recorder of Deeds of Cook County, Illinois, which Grantee, by acceptance of this conveyance, accepts and ratifies; (j) Redevelopment Agreement with the City of Chicago whether recorded before or after the date hereof; and (k) liens and other matters of title over which Near North National Title Corporation is willing to insure without cost to Grantee (collectively, the "Permitted Exceptions").

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

330 SOUTH MICHIGAN AVENUE
RESIDENTIAL, L.L.C. a Delaware limited
liability company

By: 
Louis D. D'Angelo, President

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

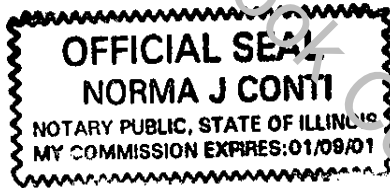
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I Norma J Conti, a Notary Public in and for the County and State aforesaid, do hereby certify that Louis D. D'Angelo, President of 330 South Michigan Avenue Residential, L.L.C., a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act, and as the free and voluntary act of such limited liability company, for the uses and purposes therein set forth.


GIVEN under my hand and notarial seal this 21st day of September, 2000.


Norma J Conti
Notary Public

My Commission Expires:



STATE TAX	STATE OF ILLINOIS  SEP. 27.00 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000001674	REAL ESTATE TRANSFER TAX 0021000 FP326703
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COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX  SEP. 27.00 REVENUE STAMP	# 0000001675	REAL ESTATE TRANSFER TAX 0010500 FP326657
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CITY TAX	CITY OF CHICAGO  SEP. 27.00 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000001577	REAL ESTATE TRANSFER TAX 0157500 FP326675
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PARCEL 1:

UNIT NUMBER 1811 IN THE 330 SOUTH MICHIGAN AVENUE CONDOMINIUM AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

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LOTS 2, 2A, 2A*, 2G AND LOT 3 IN 330 SOUTH MICHIGAN SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART OF LOT 2 AFORESAID HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +264.71 FEET, CHICAGO CITY DATUM, AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +276.70 FEET, CHICAGO CITY DATUM, AND EXCEPTING THAT PART OF LOT 2A* AFORESAID HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +264.71 FEET, CHICAGO CITY DATUM, AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +310.00 FEET, CHICAGO CITY DATUM, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 2000 AS DOCUMENT NUMBER 00021051, IN COOK COUNTY ILLINOIS.

ALSO

ALL OF LOTS 2*, 2B, 2C, 2D, 2E, 2F, 2F*, 2H, 2J, 2K*, 2L*, AND LOT 2M*, AND THAT PART OF LOT 2 HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +264.71 FEET, CHICAGO CITY DATUM, AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +276.70 FEET, CHICAGO CITY DATUM, AND THAT PART OF LOT 2A* AFORESAID HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +264.71 FEET, CHICAGO CITY DATUM, AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +310.00 FEET, CHICAGO CITY DATUM, IN 330 SOUTH MICHIGAN SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

NOTE: LOTS MARKED THUS "*" ARE NOT BOUND BY PHYSICAL STRUCTURES AND ARE DEFINED BY THE HORIZONTAL DIMENSIONS SHOWN AND BY THE ELEVATION LIMITS POSTED ON SAID PLAT OF SUBDIVISION.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 7, 2000 AS DOCUMENT NUMBER 00021064, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT APPURTANANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FOR PASSAGE OF PASSENGER VEHICLES AND PEDESTRIANS TO THE GARAGE AS GRANTED BY THE GRANT OF EASEMENT FROM 332 SOUTH MICHIGAN AVENUE OFFICE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JANUARY 7, 2000 AS DOCUMENT NUMBER 00021056 IN, OVER, ACROSS AND THROUGH THE EASEMENT PREMISES DESCRIBED IN SAID GRANT OF EASEMENT.

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