

**SPECIAL WARRANTY DEED
(ILLINOIS)**

PREPARED BY AND
AFTER RECORDING, MAIL TO:

Kathryn Kovitz Arnold, Esq.
Shefsky & Froelich Ltd.
444 North Michigan Avenue
Suite 2500
Chicago, IL 60611



RECORDER'S STAMP

RIVER CITY HOLDINGS, LLC, an Illinois limited liability company, (hereinafter referred to as "Grantor") whose mailing address is c/o 1030 North Clark Street, Suite 420, Chicago, Illinois 60610, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by RIVER CITY RESIDENCES, LLC, an Illinois limited liability company, ("Grantee"), whose mailing address is 1030 North Clark Street, Suite 420, Chicago, Illinois 60610, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, by these presents does GRANT, SELL, and CONVEY, unto Grantee, its successors and assigns forever, that certain real property located in Cook County, Illinois, as more particularly described on Exhibit "A" attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights appertaining thereto, and any and all of the improvements located thereon (said real property, together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being herein collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever; and Grantor hereby binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise.

This transaction is exempt under the provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

Date: 07-30-01

Ramiro G. ...

Box 333

Call 7612435 DB K

Property of Cook County, Illinois Official Record

IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on this 30th day of July, 2001.

GRANTOR:

RIVER CITY HOLDINGS, LLC, an Illinois limited liability company

By: Nicholas Mouton

Its: Manager

Property of Cook County Clerk's Office

710427.1

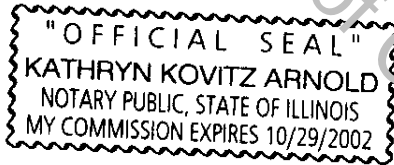
EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH SECTION OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH SECTION OF THE COOK COUNTY TRANSFER TAX ORDINANCE. *and of the City of Chicago.*

07-30-01 Charles J. Lewis
Date Buyer, Seller or Representative

STATE OF Illinois)
) SS:
COUNTY OF Cook)

I, Kathryn Kovitz Arnold, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nicholas V. Goulet, the Manager of RIVER CITY HOLDINGS, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument and as such Manager appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 30th day of July, 2001.



Kathryn Kovitz Arnold
Notary Public

My Commission Expires:

Please mail subsequent tax bills to:

RIVER CITY RESIDENCES, LLC, an Illinois limited liability company
1030 North Clark Street
Suite 420
Chicago, Illinois 60610

Exhibit A

0010692224

UNOFFICIAL COPY

PARCEL 1: UNITS A, 0501 THRU 0528, 0530, 0532 THRU 0554, 0629, 0701 THRU 0722, 0724 THRU 0730, 0732 THRU 0743, 0745 THRU 0754, 0801 THRU 0822, 0824 THRU 0830, 0832 THRU 0843, 0845 THRU 0854, 0901 THRU 0922, 0924 THRU 0930, 0932 THRU 0943, 0945 THRU 0954, 1001 THRU 1022, 1024 THRU 1030, 1032 THRU 1043, 1045 THRU 1054, 1101 THRU 1122, 1124 THRU 1130, 1132 THRU 1143, 1145 THRU 1154, 1201 THRU 1222, 1224 THRU 1230, 1232 THRU 1243, 1245 THRU 1254, 1301 THRU 1310, 1312, 1314, 1316, 1318, 1320, 1322, 1324, 1326, 1328, 1330, 1332, 1334, 1336, 1338, 1340 THRU 1343, 1345 THRU 1354, 1402, 1404, 1406, 1408, 1410, 1412, 1414, 1416, 1418, 1420, 1422, 1424, 1426, 1428, 1430, 1432, 1434, 1436, 1438, 1440, 1442, 1445 THRU 1454, 1502, 1504, 1506, 1508, 1510, 1512, 1514, 1522, 1526, 1549, 1551, 1553, 1602, 1604, 1606, 1608, 1610, 1702, 1704 AND 1706 IN THE RIVER CITY PRIVATE RESIDENCES AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCKS 85 AND 86 IN THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER, TAKEN AS A TRACT; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER ~ _____ TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCELS AFORESAID AND OTHER PROPERTY AS CREATED BY AMENDED AND RESTATED GRANT AND RESERVATION OF EASEMENTS PERTAINING TO THE PROJECT COMMONLY KNOWN AS RIVER CITY, 800 SOUTH WELLS STREET, CHICAGO ILLINOIS, DATED MARCH 14, 2001 AND RECORDED MARCH 28, 2001 AS DOCUMENT NUMBER 0010245091.

17-16-401-004, 005
 800 S. WELLS
 CHICAGO, IL

Property of Cook County Clerk's Office

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 31, 19²⁰⁰¹

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Agent
this 31st day of July

19²⁰⁰¹
[Handwritten Signature]
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 31, 19²⁰⁰¹

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Agent
this 31st day of July

19²⁰⁰¹
[Handwritten Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]