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1/37/01 03 001 Page 1 of 5  
2000-03-10 14:18:32  
Cook County Recorder 29.50

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THIS SPACE RESERVED FOR RECORDER S USE ONLY.

**SPECIAL WARRANTY DEED**

00-00473

This Indenture, made as of this \_\_\_\_ day of March, 2000, between 1300 Lake Shore Drive Condominium, an Illinois not-for-profit corporation, party of the first part, and Firststar Bank Illinois, an Illinois banking corporation, as Trustee under Trust Agreement dated October 9, 1974 and known as Trust No. 2540, whose address is 104 North Oak Park Avenue, Oak Park, Illinois 60301, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged, and pursuant to authority of the Board of Directors of said party of the first part, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the real estate legally described on Exhibit A attached hereto and made a part hereof, situated in the County of Cook and State of Illinois;

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Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of

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The first part, either at law or in equity of, in and to the above described premises, with the hereditaments and appurtenances:

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

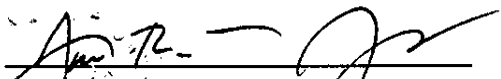
And the party of the first part, for itself and its successors, does covenant, promise and agree to and with the party of the second part and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND**, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters described on Exhibit B attached hereto and made a part hereof by this reference.

**IN WITNESS WHEREOF**, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these parents by its President, and attested by its Secretary, the day and year first above written.

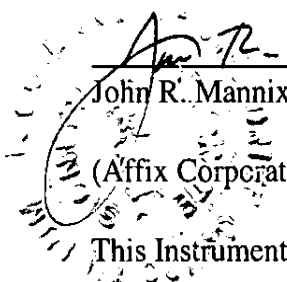
**1300 LAKE SHORE DRIVE CONDOMINIUM**

By:   
Robert Zralek, President

ATTEST:

  
John R. Mannix, Jr., Secretary

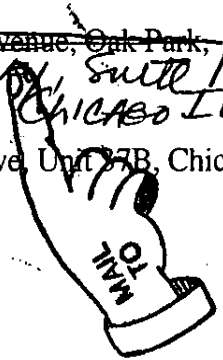
(Affix Corporate Seal)



This Instrument Prepared by: Julie L. Galassini, Esq., 311 Whytegate Court, Lake Forest, Illinois 60045

After Recording Return to: ~~Firststar Bank Illinois, 104 North Oak Park Avenue, Oak Park, Illinois 60301~~ EARL T. MEDANSKI, SUITE 1200, 708 SO. LA SALLE, CHICAGO IL 60604-1003

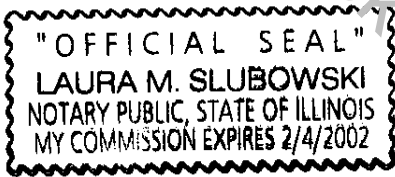
Forward Future Tax Bills to: Mario Simeran, 1300 North Lake Shore Drive, Unit 27B, Chicago, Illinois 60610



STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, Laura M. Slubowski, a Notary Public in and for said County in the State aforesaid, do hereby certify that Robert Zralek, President, and John R. Mannix, Jr., Secretary, of 1300 North Lake Shore Drive Condominium, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this \_\_\_ day of March, 2000.



Laura M. Slubowski  
Notary Public #48821

My Commission expires:

2/4/2002

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
221930 \$2,970.00  
03/10/2000 11:03 Batch 07260

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



HAR. 10.00

REVENUE STAMP

# 0000019662

REAL ESTATE  
TRANSFER TAX

00198.00

FP326670

STATE OF ILLINOIS

STATE TAX



HAR. 10.00

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000009668

REAL ESTATE  
TRANSFER TAX

00396.00

FP326660

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EXHIBIT A

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UNIT NUMBER 37-'B', AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF LOTS 4 TO 7, INCLUSIVE, IN BLOCK 1 (EXCEPT THAT PART INCLUDED IN LAKE SHORE DRIVE AS NOW LOCATED) AND THAT PART OF LOTS 1 TO 4, INCLUSIVE IN BLOCK 2 AND THAT PART OF VACATED STONE STREET, LYING BETWEEN BLOCKS 1 AND 2 AFORESAID, ALL TAKEN AS TRACT AND DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID LOT 4 IN BLOCK 2 AT A POINT 102 FEET EAST OF THE WESTERLY LINE OF SAID BLOCK 2; THENCE EAST ON THE NORTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID LOT 4 EXTENDED EAST APPROXIMATELY 132.25 FEET TO THE WESTERLY LINE OF LAKE SHORE DRIVE; THENCE SOUTHERLY ON THE WESTERLY LINE OF LAKE SHORE DRIVE 163.44 FEET TO THE NORTH LINE OF EAST GOETHE STREET AND THE SOUTH LINE OF BLOCK 1 AFORESAID; THENCE WEST ON THE NORTH LINE OF EAST GOETHE STREET APPROXIMATELY 149.58 FEET TO A POINT 102 FEET EAST OF THE SOUTH WEST CORNER OF LOT 14 IN SAID BLOCK 2; THENCE NORTH ON A LINE PARALLEL TO AND 102 FEET EAST OF THE WESTERLY LINE OF LOTS 14 TO 21, INCLUSIVE, OF SAID BLOCK 2 APPROXIMATELY 161.24 FEET TO THE POINT OF BEGINNING, ALL IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE NORTH WEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 45030, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22503302, AND AS AMENDED BY DOCUMENT NUMBER 22533525, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED .6135 PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

P.A. 1300 N. LAKE SHORE DR. #37B  
CHICAGO, IL

17-03-108-016-1131

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## EXHIBIT B

### PERMITTED TITLE EXCEPTIONS

(a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) general taxes for the year 1999 and subsequent years; (g) installments due after the date of closing assessments established pursuant to the Declaration of Condominium.