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9659/0066 18 001 Page 1 of 4  
2002-07-29 09:15:32  
Cook County Recorder 27.00

SPECIAL WARRANTY DEED (ILLINOIS)

This Document Prepared By:

Invsco Group, Ltd.  
1030 North Clark Street, #420  
Chicago, Illinois 60610



AFTER RECORDING, MAIL TO:

Maureen Pikarski  
St 100  
25 E. Washington St.  
Chicago, IL 60602

SPECIAL WARRANTY DEED

GRANTOR, **River City Residences, LLC**, an Illinois limited liability company, 1030 North Clark Street, Ste 420, City of Chicago, State of Illinois, for and in consideration of the sum of Ten dollars (\$10.00), in hand paid to Grantor by GRANTEE, **Guy G. Gardner** having an address of **9830 S. Vanierpoel, Chicago, IL 60646** 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 tract of 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 ro 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; provided, that this conveyance and the covenants and warranties of Grantor herein contained are subject to the items on Exhibit A attached hereto.

BOX 333-CTI

1861  
CTI  
792275A  
Mareen

Property of Cook County Clerk

4

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

JUL 25 02

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000033296

REAL ESTATE TRANSFER TAX
00216.00
FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUL 25 02

REVENUE STAMP

# 0000033402

REAL ESTATE TRANSFER TAX
00108.00
FP 102802

CITY TAX

CITY OF CHICAGO

JUL 25 02

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000036618

REAL ESTATE TRANSFER TAX
01620.00
FP 102805

20829695

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## EXHIBIT A

PARCEL 1: UNIT 1307 IN THE RIVER CITY PRIVATE RESIDENCES, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 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 0010692223, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF **S1307**, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010692223.

PARCEL 3: 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.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHT AND EASEMENT FOR THE BENEFIT OF SAID 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 SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

(A) THE TENANT, IF ANY, OF THE UNIT(S) **1307** and **S1307** AFORESAID HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

PIN NO.; 17-16-401-004-0000 AND 17-16-401-005-0000

COMMON ADDRESS: 800 S. WELLS, CHICAGO, IL 60607

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Subject to: General real estate taxes not yet due and payable; easements, covenants, restrictions and building lines of record; encroachments, if any which do not affect the use of the Unit(s) as a residence or parking space, as applicable; applicable City of Chicago zoning, condominium and building laws or ordinances; acts done or suffered by Purchaser; Condominium Property Act of Illinois; Declaration of Condominium and all amendments thereto; Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements and all amendments thereto; liens and other matters over which the title insurer provided for herein commits to insure by endorsement; existing leases, licenses and agreements affecting the Common Elements; utility easements, if any, whether recorded or unrecorded; and installments due after Closing for assessments levied pursuant to the Declaration. TO HAVE AND TO HOLD said Premises forever.

IN WITNESS WHEREOF, the Grantor has executed and delivered this SPECIAL WARRANTY DEED

DATED this 31st day of MAY, 2002.

River City Residences, LLC,  
an Illinois limited liability company

BY: River City Consultants, Inc.,  
an Illinois corporation, its Manager

BY: Nicholas V. Gouletas  
NAME: Nicholas V. Gouletas

ITS: Vice President

State of Illinois  
County of Cook

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nicholas V. Gouletas of River City Consultants, Inc., being a member of River City Residences, 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 acknowledge that he signed, sealed and delivered said instrument as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 31st day of MAY, 2002.



Mary Beth Stamos  
Notary Public

After recording, please mail to:

Maureen Pikarski  
\$1000  
25 E. Washington St.  
Chicago, IL 60602

Please send subsequent tax bills to:

Guy Gardner  
9830 S. Vanderpoel  
Chicago, IL 60643

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