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9659/0066 18 001 Page 1 of 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:

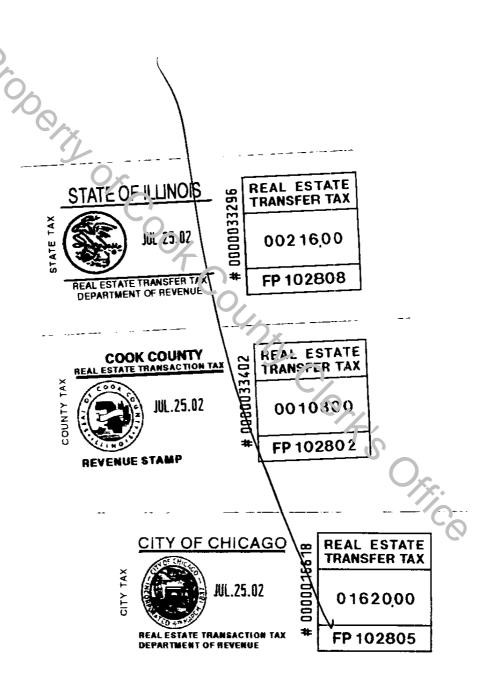
SPECIAL WARRANTY DEED

Oct Collustr 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 collars (\$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, i.s 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 to appertaining thereto, and any at a 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, sucessors 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

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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 <u>\$1307</u>, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010/92223.

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.

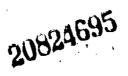
"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEL L'S SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED LAL ESTATE, THE RIGHT AND EASEMENT FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLAR TION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, IT SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPLETY 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 OP 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 CON TEXSION 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

DATLD this _	<u>3157</u> day of	MAY	, 2002 .
	River City Re	sidences, LLC	,
	an Illinois limited	liability company	
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		liver City Consulta n Illinois corpofatio	· · · · ·
	a	n imnois corporatio	on, its Manager
	Q	52: / 1 pm	m South
	r	AMF Nicholas	V. Gouletas
	ITS:	Vice Presi	dent
State of Illinois County of Cook		0,	
councy of <u>cook</u>		45	
			d County, in the State aforesaid,
do hereby certify that a member of River City	Nicholas V. G	ouletas of ₹	iver City Consultants, Inc., being known to me to be the same person
whose name is subscribe	ed to the foreg	oing instrume	nt. arpeared before me this day i
person and acknowledge	that he signed	, sealed and	delivated said instrument as his
person and acknowledge free and voluntary act,	that he signed , and the free	, sealed and and and and and voluntary	delivited said instrument as his act of said corporation on behal
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