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2002-12-20 09:36:49
Cook County Recorder 30.00



0021416762

0079110 CTIC Adv 1042
No Adv

(Above space for Recorder's Use)

WARRANTY DEED

THE GRANTOR/S, KRISTIN M. LUU and MINH B. LUU, husband and wife, of the City of Chicago, in the County of Cook, and State of Illinois, for and in consideration of TEN AND NO/100S DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to TONY LUPINACCI, a single man, whose address is 306 Orchard Street, Greenwich, CT 06830, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Permanent Tax No: 17-16-406-030-1236

Commonly known as: 600 South Dearborn
Unit 1710
Chicago, Illinois 60605

hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Subject to:

a) General real estate taxes for subsequent years;

Page 1

BOX 333-CTI

4

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- b) Special assessments confirmed after contract date;
- c) Building, building line and use or occupancy restrictions, conditions and covenants of record;
- d) Zoning laws and ordinances;
- e) Easements for public utilities; and
- f) drainage ditches, feeders, laterals and drain title, pipe or other conduit

DATED this 13 day of November 2003.

STATE OF ILLINOIS


STATE TAX

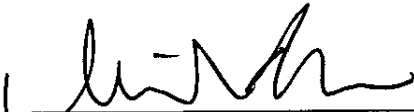
DEC. 16. 02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000042295

REAL ESTATE TRANSFER TAX
0018250
FP 102808


 Kristin M. Luu


 Minh B. Luu

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

CITY OF CHICAGO

CITY TAX

DEC. 15. 02

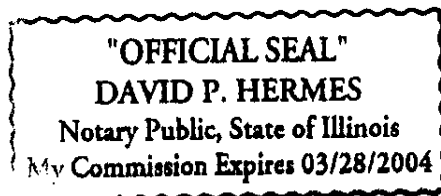
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


0000000275

REAL ESTATE TRANSFER TAX
0136875
FP 120805

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that MINH B. LUU, 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 said instrument as his own free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official notarial seal this 13 day of November 2002.




 Notary Public

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

COUNTY TAX

DEC. 16. 02

REVENUE STAMP

0000042420

REAL ESTATE TRANSFER TAX
0009125
FP 102802

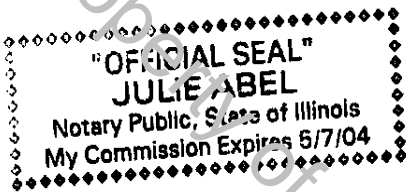
21416762

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STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that KRISTIN M. LUU, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed said instrument as her own free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official notarial seal this 22 day of November 2002.



Notary Public (with signature)

THIS INSTRUMENT PREPARED BY

Eric D. Filkin
Holland & Knight LLC
One Mid America Plaza
Suite 1000
Oakbrook Terrace, Illinois 60181

MAIL SUBSEQUENT TAX BILLS TO:

Anthony J. Lapinacci
600 South Dearborn
Unit 1710
Chicago, Illinois 60605

MAIL THIS INSTRUMENT TO:

Christopher M. Novy
Rock, Fusco & Garvey, Ltd.
350 North LaSalle Street
Suite 900
Chicago, Illinois 60610

OAK1 #325099 v1

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STREET ADDRESS: 600 S DEARBORN

UNIT 1710

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-14-400-030-1230

LEGAL DESCRIPTION:

UNIT NUMBER 1710 IN THE TRANSPORTATION BUILDING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 THROUGH 12 BOTH INCLUSIVE, TAKEN AS A SINGLE TRACT OF LAND (EXCEPT THAT PART THEREOF TAKEN FOR DEARBORN STREET) IN THE SUBDIVISION OF BLOCKS 125 AND 136 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.51 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.68 FEET CHICAGO CITY DATUM BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 2.52 FEET NORTH AND 2.25 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 12 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF AN EXISTING 22 STORY BRICK BUILDING); THENCE NORTH 81.42 FEET; THENCE EAST 20.30 FEET; THENCE SOUTH 6.30 FEET; THENCE EAST 23.18 FEET; THENCE NORTH 13.13 FEET; THENCE WEST 16.10 FEET; THENCE NORTH 42.44 FEET; THENCE EAST 17.83 FEET; THENCE NORTH 15.99 FEET; THENCE EAST 12.22 FEET; THENCE SOUTH 146.67 FEET; THENCE WEST 57.54 FEET WEST TO THE POINT OF BEGINNING, ALSO EXCEPT THAT PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.51 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.68 FEET CHICAGO CITY DATUM BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 2.88 FEET SOUTH AND 2.47 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF AN EXISTING 22 STORY BRICK BUILDING); THENCE EAST 57.32 FEET; THENCE SOUTH 130.08 FEET; THENCE WEST 13.14 FEET; THENCE SOUTH 2.20 FEET; THENCE WEST 16.53 FEET; THENCE NORTH 44.98 FEET; THENCE EAST 15.60 FEET; THENCE NORTH 12.82 FEET; THENCE WEST 43.38 FEET; THENCE NORTH 74.50 FEET TO THE POINT OF BEGINNING AND EXCEPT FROM SAID TRACT THE FOLLOWING THREE PARCELS LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +4.10 FEET CHICAGO CITY DATUM AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +12.90 FEET CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 34.23 FEET SOUTH AND 2.66 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF SAID 22 STORY BRICK BUILDING); THENCE WEST 20.85 FEET; THENCE SOUTH 27.15 FEET; THENCE EAST 20.85 FEET; THENCE NORTH 27.15 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART BOUNDED AS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 176.58 FEET SOUTH AND 16.09 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF SAID 22 STORY BRICK BUILDING); THENCE WEST 13.50 FEET; THENCE SOUTH 14.60 FEET; THENCE EAST 13.50 FEET; THENCE NORTH 14.60 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT, 206.04 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF SAID 22 STORY BRICK BUILDING); THENCE WEST 2.70 FEET; THENCE NORTH 1.12 FEET; THENCE WEST 11.28 FEET; THENCE SOUTH 15.17 FEET; THENCE EAST 11.28 FEET; THENCE NORTH 1.82 FEET; THENCE EAST 2.70 FEET; THENCE NORTH 12.23 FEET TO THE POINT OF BEGINNING,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 96338677 AS AMENDED BY DOCUMENT 97287066; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS