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SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)



Doc#: 0335627220
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 12/22/2003 03:46 PM Pg: 1 of 5

2052063MTC SKENNY
THE GRANTOR, **ORLEANS PARTNERS L.L.C.**, a Limited Liability Company,
duly organized and validly existing under and by virtue of the laws of the State of Illinois
and duly authorized to transact business in the State of Illinois, for and in consideration of
TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and
pursuant to authority given by Members and Managers of said company, CONVEYS AND
WARRANTS to JAMES E. RUSSELL

Address: 1444 N. Orleans, Unit 9PH-A and P-55 and P-56, Chicago, IL,
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) 9PH-A, P-55/P-56
1444 N. ORLEANS, CHICAGO, ILLINOIS 60610

Permanent Real Estate Index Numbers:
17-04-200-042-0000, 17-04-200-076-0000

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto
affixed, and has caused its name to be signed to these presents by its Managers this 18th
day of December, 2003.

ORLEANS PARTNERS L.L.C.,
an Illinois Limited Liability Company

BY: Kevin Dermody
Manager

BY: [Signature]
Manager

M.G.R. TITLE

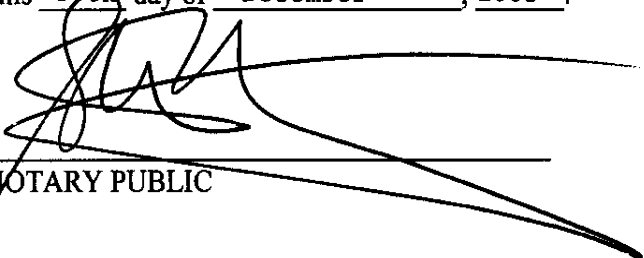
5

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that WILLIAM SENNE and KEVIN DERMODY personally known to me to be the Managers of the ORLEANS PARTNERS L.L.C., and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managers they signed and delivered the said instrument, pursuant to authority given by the Members of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 18th day of December, 2003.


NOTARY PUBLIC

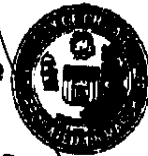


Prepared By:
Steven E. Moltz
JOSEPH D. PALMISANO, P.C.
79 West Monroe, Suite 826
Chicago, Illinois 60603

Mail To:
Charles Gryll
6703 N. Cicero Ave.
Lincolnwood, Illinois 60712

Name and Address of Taxpayer:
James E. Russell
1444 N. Orleans, Unit 9PH-A
Chicago, Illinois 60610

City of Chicago
Dept. of Revenue
326804
12/22/2003 11:04 Batch 02213 2



Real Estate
Transfer Stamp
\$4,897.50

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC. 22. 03
REVENUE STAMP



REAL ESTATE
TRANSFER TAX
0032650
FP326670
0000113100

STATE TAX
STATE OF ILLINOIS
DEC. 22. 03
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



REAL ESTATE
TRANSFER TAX
0065300
FP326660
0000059902

UNOFFICIAL COPY**EXHIBIT "A"****LEGAL DESCRIPTION****PARCEL A:**

UNIT(S) 9PH-A , P-55 and P-56 IN THE ROYALTON TOWERS CONDOMINIUM,
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN GROSS' SUBDIVISION OF PART OF LOT 135 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ALSO THE EAST 1/2 OF LOT 50 LYING SOUTH OF THE SOUTH WALL OF AN EXISTING TALL 1 STORY BRICK BUILDING (31.09 FEET SOUTH OF THE NORTH LINE OF LOT 50 AT THE EAST LINE THEREOF AND 31.16 FEET SOUTH OF THE NORTH LINE AT THE WEST LINE OF THE EAST 1/2 OF LOT 50 SAID LAST DESCRIBED LINE HEREINAFTER REFERRED TO AS LINE "A"), IN OGDEN'S SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125, ALL OF LOTS 123, 124, 127 TO 134 BOTH INCLUSIVE AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO AFORESAID, ALL TAKEN AS A SINGLE TRACT OF LAND (EXCEPTING FROM SAID TRACT THAT PART OF WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.41 FEET CHICAGO CITY DATUM (ALL ELEVATIONS DESCRIBED HEREIN ARE CHICAGO CITY DATUM) AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.00 FEET AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT (ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 2); THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 51.08 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 153.32 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 57.44 FEET TO A POINT 7.56 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1 (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF N. SEDGWICK AVENUE); THENCE EAST ALONG A LINE 7.56 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 109.72 FEET TO A POINT 7.52 FEET EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 1/2 OF LOT 50 AFORESAID; THENCE NORTH ALONG A LINE 7.52 FEET EAST OF AND PARALLEL WITH THE WEST LINE AND ITS SOUTHERLY EXTENSION OF THE EAST 1/2 OF SAID LOT 50, A DISTANCE OF 26.40 FEET TO A POINT ON LINE "A" AFORESAID; THENCE EAST ALONG SAID LINE "A", A DISTANCE OF 20.47 FEET TO A POINT 74.21 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID TRACT ALONG THE NORTHERLY EXTENSION OF THE FACE OF AN EXISTING INTERIOR WALL AND ALONG THE FACE OF SAID WALL, A DISTANCE OF 11.63 FEET; (THE FOLLOWING 3 COURSES AND DISTANCES ARE ALONG THE FACE OF EXISTING INTERIOR WALLS) THENCE EAST PARALLEL WITH SAID LINE "A", A DISTANCE OF 22.30 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 9.27 FEET; THENCE EAST PARALLEL WITH SAID LINE "A", A DISTANCE OF 0.83 FEET TO A POINT THAT IS 51.08 FEET WEST OF THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG A

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LINE 51.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT, 72.91 FEET MORE OR LESS TO THE PLACE OF BEGINNING ALSO EXCEPTING FROM SAID TRACT, THAT PART WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +20.19 FEET AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.60 FEET AND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 51.08 FEET; THENCE NORTH ALONG A LINE 51.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT, 72.91 FEET MORE OR LESS TO A POINT ON THE FACE OF AN EXISTING INTERIOR WALL; (THE 3 FOLLOWING COURSES ARE ALONG THE FACE OF EXISTING INTERIOR WALLS); THENCE EAST PARALLEL WITH LINE "A" AFORESAID, A DISTANCE OF 36.57 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 29.41 FEET; THENCE EAST PARALLEL WITH SAID LINE "A" AND THE EASTERLY EXTENSION OF THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 14.51 FEET TO THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 43.49 FEET TO THE PLACE OF BEGINNING (THE EAST LINE OF SAID TRACT ALSO BEING THE WEST LINE OF N. ORLEANS STREET) ALSO EXCEPTING THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.00 FEET AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +36.50 FEET AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 51.08 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 153.32 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 67.44 FEET TO A POINT 7.56 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG A LINE 7.56 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 109.72 FEET TO A POINT 7.52 FEET EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 1/2 OF LOT 50 AFORESAID; THENCE NORTH ALONG A LINE 7.52 FEET EAST OF AND PARALLEL WITH THE WEST LINE AND IT'S SOUTHERLY EXTENSION OF THE EAST 1/2 OF SAID LOT 50, A DISTANCE OF 26.40 FEET TO A POINT ON LINE "A" AFORESAID; THENCE EAST ALONG SAID LINE "A", A DISTANCE OF 43.60 FEET TO A POINT 51.08 FEET WEST OF THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG A LINE 51.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT, 93.82 FEET MORE OR LESS TO THE PLACE OF BEGINNING ALSO EXCEPTING THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.60 FEET AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +42.00 FEET AND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 51.08 FEET; THENCE NORTH ALONG A LINE 51.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 93.82 FEET MORE OR LESS TO A POINT ON SAID LINE "A"; THENCE EAST ALONG SAID LINE "A", A DISTANCE OF 51.08 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 93.80 FEET TO THE PLACE OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020030727, AS

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AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL A CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS MADE BY ORLEANS PARTNERS L.L.C. RECORDED AS DOCUMENT 0020030726.

ADDRESS: 1444 N. ORLEANS, UNIT(S) 9PH-A, CHICAGO, ILLINOIS
P.I.N: 17-04-200-042-0000, 17-04-200-076-0000

SUBJECT TO: (1) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 8, 2002 AS DOCUMENT NUMBER 0020030727, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (3) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (4) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; (5) UTILITY EASEMENTS, IF ANY, WHETHER RECORDED OR UNRECORDED; (6) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD; DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (OPERATING DECLARATION) HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.