

WARRANTY DEED

THE GRANTOR

250 East Pearson, L.L.C., a limited liability company created and 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 the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration in hand paid, GRANTS, WARRANTS and CONVEYS to



Doc#: 0402834039  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 01/28/2004 10:40 AM Pg: 1 of 3

Baroukh E. Levi  
87 Graymoor Lane, Olympia Fields, Illinois 60461

See Exhibit "A" attached hereto and made a part hereof (the "Real Estate").

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 Real Estate set forth in that certain The Pearson Condominiums Declaration of Condominium ("Declaration") 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.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized Member this 21st day of November, 2003.

250 East Pearson, L.L.C.  
By: Lake Shore, L.L.C., its  
sole Member  
By: LR Development Company LLC, its  
sole Member

By:   
Its: Senior Vice President

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
327468 \$7,042.50  
01/05/2004 10:38 Batch 03172 48



MAIL TO:

Steven Blumenthal, Esq.  
Much Shelist Freed Denenberg Ament & Rubenstein  
(Name)  
200 N. LaSalle St., Suite #200 191 N. Wacker S. 1800  
(Address)  
Chicago, Illinois 60606  
(City, State & Zip)

SEND SUBSEQUENT TAX BILLS TO:

Baroukh E. Levi  
(Name)  
250 East Pearson Street, Unit #3405, Chicago, Illinois 60611  
(Address) (City, State & Zip)

*333*

AC0300418

PHR LND No Abs

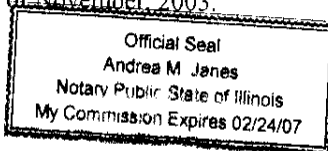
1/2/04

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public, in the County and State aforesaid, **DO HEREBY CERTIFY**, THAT Stephen F. Galler, Senior Vice President of LR Development Company LLC, a Delaware limited liability company, as sole Member of Lake Shore, L.L.C., an Illinois limited liability company, as sole Member of 250 East Pearson, L.L.C., an Illinois limited liability company, 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 severally acknowledged that he signed, on behalf of said limited liability company, on behalf of said limited liability company, on behalf of said limited liability company for the uses and purposes therein set forth.

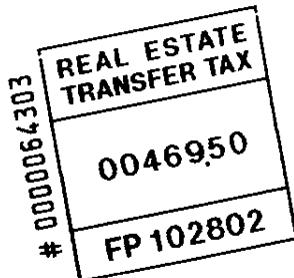
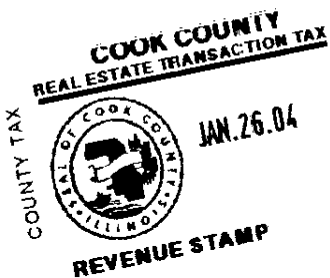
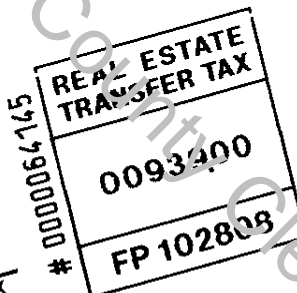
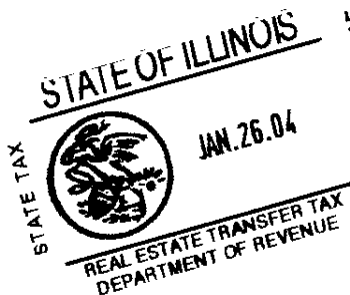
Given under my hand and official seal, this 21st day of November, 2003.

Andrea Jones  
NOTARY PUBLIC



Commission expires 2.24.07

This instrument was prepared by Stephen F. Galler, Esq., 350 W. Hubbard, Suite 301, Chicago, Illinois 60610



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT "A" TO WARRANTY DEED

PARCEL 1: UNIT 3405 IN THE PEARSON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 4, 6, 7, 8 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0317834093 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-10 AND P-11 AND SSB-51, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

This deed is subject to the following permitted exceptions:

- (1) Current, non-delinquent real estate taxes for 2003 and real estate taxes for subsequent years;
- (2) Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments;
- (3) The Declaration including all amendments and exhibits thereto;
- (4) Public, private and utility easements, including without limitation (a) any easements established by, or implied from, the Declaration and any amendments thereto and/or (b) that certain Reciprocal Easement Agreement dated as of June 25, 2003 and recorded with the Recorder on June 27, 2003 as Document No. 0317834090 and any amendments thereto, relating to the adjacent parking garage located at 275 East Chestnut (herein, the "**Northwestern Reciprocal Easement Agreement**"), and/or (c) that certain Declaration of Covenants, Conditions, Restrictions and Easements dated as of July 25, 2003 and recorded with the Recorder on July 27, 2003 as Document No. 0317834091 and any amendments thereto, relating to the property located at 270 East Pearson (herein, the "**270 Reciprocal Easement Agreement**"), and/or (d) that certain Declaration of Covenants, Conditions, Restrictions and Easements dated as of June 25, 2003 and recorded on June 27, 2003 as Document No. 0317834092 and any amendments thereto, relating to the property located at 840 North Lake Shore Drive (herein, the "**840 Reciprocal Easement Agreement**") and/or (e) the various easement agreements which are described in the Property Report in connection with the initial conveyance of the Condominium Unit and any amendments to such easement agreements which do not impair or adversely affect the use of the Unit Ownership as a condominium residence;
- (5) Covenants, conditions, and restrictions of record which do not impair or adversely affect the use of the Unit Ownership as a condominium residence;
- (6) Applicable zoning and building laws, ordinances and restrictions;
- (7) Roads and highways, if any which do not impair or adversely affect the use of the Unit Ownership as a condominium residence;
- (8) Limitations and conditions imposed by the Act;
- (9) Encroachments, if any, which do not materially, adversely impair the use and enjoyment of the Condominium Unit as a residence or the Parking Space(s), if any, as a parking space for one passenger vehicle;
- (10) Matters over which the Title Company is willing to insure so long as such endorsement is reasonably acceptable to Purchaser;
- (11) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (12) Grantee's mortgage, if any; and
- (13) Leases, licenses and management agreements affecting the Parking Space(s), if any, and /or the Common Elements.

Address of the Real Estate: The Pearson Condominiums  
250 East Pearson Street, Unit #3405, Chicago, Illinois 60611

PIN: 17-03-228-026-0000 (affects subject property and other land)