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This Instrument Prepared by:

420 LOFTS LLC
420 W. Ontario
Management Office
Chicago, IL 60610

Doc#: 0403019072
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 01/30/2004 11:32 AM Pg: 1 of 5

After Recording Return to and Send Subsequent Tax Bills to:

NICHOLAS J. HELMER,
420 W. ONTARIO
UNIT # 309
CHICAGO, IL 60610

SPECIAL WARRANTY DEED

This Indenture is made as of the 12th day of August 2003, between 420 LOFTS LLC, an Illinois limited liability company ("Grantor") whose address is 420 W. Ontario, Management Office, Chicago, Cook County, Illinois, and , NICHOLAS J. HELMER, II. and COLLEEN M. HELMER, as tenants in common pursuant to that certain Tenant's In Common Agreement dated August 1, 2003, ("Grantee"), with an address at 420 West Ontario, Unit 309, Chicago, Cook County, Illinois.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER all of the following described real estate, situated in the County of Cook and State of Illinois:

SEE ATTACHED EXHIBIT A

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 420 W. Ontario Residential Condominium Association recorded October 6, 1999 in the Cook County Recorder's Office as Document No. 99947221 (the "Original Declaration"), as amended by that certain First Amendment to Condominium Declaration recorded December 3, 2001 as Document No. 0011182379 ("First Amendment"), as further amended by Second Amendment to Condominium Declaration recorded on October 8, 2002 as Document No. 0021164860 ("Second Amendment") (the Original Declaration, First Amendment and Second Amendment are collectively referred to herein as the "Declaration") and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

City of Chicago
Dept. of Revenue
Transfer Stamp
\$2,276.25
01/28/2004 10:56 Batch 02229 10



07-19-02 1203

Lawyers Title Insurance Corporation

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TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that during Grantor's ownership of the Premises Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, for the time period Grantor owned the Property subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act, as amended; (c) the City of Chicago Condominium Code; (d) the Declaration, including all amendments and exhibits thereto; (e) applicable zoning and building laws and ordinances and other ordinances of record; (f) encroachments, if any; (g) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (i) utility easements, if any, whether recorded or unrecorded; (h) leases and licenses affecting the common elements; (j) covenants, conditions, restrictions, permits, easements and agreements of record; and (k) liens and other matters of title over which Lawyers Title Insurance Company is willing to insure without cost to Grantee.

The Tenant, if any, of Unit No. 309 either waived or failed to exercise its option to purchase the unit or had no option to purchase the unit.

[SIGNATURE ON FOLLOWING PAGE]

REAL ESTATE TRANSFER TAX	0015175	FP326670
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0000121785

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JAN. 28. 04



REVENUE STAMP

STATE TAX



JAN. 28. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000061208

REAL ESTATE TRANSFER TAX	0030350	FP326669
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IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

By: **420 LOFTS LLC**, an Illinois limited liability company

By:  _____

NICHOLAS J. HELMER

Property of Cook County Clerk's Office

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Property Address: 420 W. ONTARIO #309/P-606
CHICAGO, IL 60610

PIN #: 17-09-127-037-1001 17-09-127-037-1002
17-09-127-037-1003

PARCEL 1;

UNIT 309 IN THE 420 W. ONTARIO RESIDENTIAL CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN YOUNG'S SUBDIVISION OF PART OF "KINGSBURY TRACT" IN THE EAST 1/2 OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO RIVER, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 06, 1999 AS DOCUMENT 99947221, FIRST AMENDMENT RECORDED DECEMBER 13, 2001 AS DOCUMENT 0011182379, SECOND AMENDMENT RECORDED OCTOBER 8, 2002 AS DOCUMENT 0021164860 IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

PARCEL 2;

PARKING UNIT P-606 IN ERIE CENTRE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN BLOCK 1 OF THE ASSESSOR'S DIVISION, OF THAT PART SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM AS AMENDED FROM TIME TO TIME, RECORDED SEPTEMBER 29, 1997 AS DOCUMENT 97719736, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT. AS SET FORTH IN SAID DECLARATION.

CASE NUMBER 01-19402Z