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This Instrument Prepared by:

Stephen F. Galler, Esq.
840 Lake Shore Drive, L.L.C.
350 West Hubbard Street, Suite #301
Chicago, Illinois 60610



Doc#: 0407031098
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/10/2004 01:12 PM Pg: 1 of 4

After Recording Return to:

Anthony D'Amato
840 North Lake Shore Drive, Unit #801
Chicago, Illinois 60611

Send Subsequent Tax Bills to:

Anthony D'Amato
840 North Lake Shore Drive, Unit #801, Chicago, Illinois 60611

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

ASSIGNMENT AND SPECIAL WARRANTY DEED

THIS ASSIGNMENT AND SPECIAL WARRANTY DEED ("Assignment and Deed") is made as of the 22nd day of January, 2004, between 840 Lake Shore Drive, L.L.C. ("Grantor"), whose address is 350 West Hubbard Street, Suite #301, Chicago, Illinois 60610, and Anthony D'Amato, married to Barbara D'Amato ("Grantee") whose address is 860 North Lake Shore Drive, Chicago, Illinois 60611.

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 **ASSIGN, GRANT, BARGAIN, SELL AND CONVEY** with special warranty covenants unto Grantee, and its successors and assigns, **FOREVER**, all of Grantor's right, title and interest in and to the various estates described in Exhibit "A" attached hereto and made a part hereof (collectively, the "**Premises**").

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described Premises, the right and easements for the benefit of the property set forth in that certain the Declaration of Condominium recorded September 11, 2003 as Document No. 0325432161, as amended from time to time (the "**Declaration**"), 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 Assignment and Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said 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, buildings, 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;

BOX 333-CT


127
over
57
AC 0300457

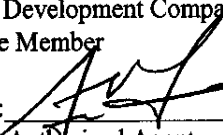
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TO HAVE AND TO HOLD the said Premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WARRANT AND FOREVER DEFEND** the Premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (1) current, non-delinquent real estate taxes which are not yet due and payable as the date hereof 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 terms and provisions of the Declaration and any amendments thereto; (4) the terms and provisions of that certain Ground Lease dated July 31, 2000 between Northwestern University, as lessor, and Grantor, as lessee, recorded on August 2, 2000 as Document No. 00584668, and re-recorded on August 11, 2000 as Document 00614550, including any amendments thereto or assignments or sublease thereof (herein collectively, the "**Ground Lease**"); (5) 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 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 250 East Pearson (herein, the "**250 Reciprocal Easement Agreement**"), and/or (c) that certain Declaration of Covenants, Conditions, Restrictions and Easements dated as of September 5, 2003 and recorded on September 11, 2003 as Document No. 0325432159 and any amendments thereto, relating to the property located at 270 East Pearson (herein the "**270 Reciprocal Easement Agreement**") and/or (d) that certain Reciprocal Easement Agreement dated as of September 5, 2003 and recorded on September 11, 2003 as Document No. 0325432160 and any amendments thereto, relating to the property located at 850 North Lake Shore Drive (hereinafter, the "**850 Reciprocal Easement Agreement**") and/or (e) the various easement agreements which are described in the Property Report delivered to Grantee in connection with the conveyance being effectuated hereby and any amendments to such easement agreements; (6) covenants, conditions and restrictions of record; (7) applicable zoning and building laws, ordinances and restrictions; (8) roads and highways, if any; (9) limitations and conditions imposed by the Illinois Condominium Property Act, as amended from time to time; (10) encroachments, if any, which do not materially, adversely impair the use and enjoyment of the Residential Unit as a residence and each Parking Unit as a parking area for the parking of one passenger vehicle; (11) installments due after the date hereof for assessments established pursuant to the Declaration; (12) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of delivery of this instrument and which Grantor shall so remove at that time by using the funds to be paid upon delivery of this instrument; (13) matters over which Chicago Title Insurance Company has insured over in its owner's policy issued to Grantee; (14) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (15) Grantee's mortgage, if any; (16) leases, licenses and managements agreements affecting the Common Elements (as defined in the Declaration); and (17) the terms and provisions of the Unit Subleases being conveyed hereby, which are described in Exhibit "A" attached hereto.

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first written above.


City of Chicago  Real Estate
 Dept. of Revenue **Transfer Stamp**
332709 **\$20,512.50**
 03/09/2004 10:25 Batch 06216 44

840 LAKE SHORE DRIVE, L.L.C.
 By: Lake Shore, L.L.C., its
 sole Member
 By: LR Development Company LLC, its
 sole Member
 By: 
 Its Authorized Agent

STATE OF ILLINOIS
 MAR. 10.04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

STATE TAX # 0000066072

REAL ESTATE TRANSFER TAX
0273500
FP 102808

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
 MAR. 10.04
REVENUE STAMP

COUNTY TAX # 0000066245

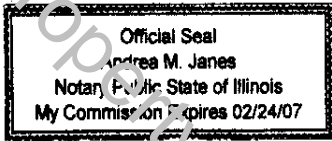
REAL ESTATE TRANSFER TAX
0136750
FP 102802

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Andrea M. Janes, a Notary Public in and for the County and State aforesaid, do hereby certify that Stephen F. Galler, as Senior Vice-President of LR Development Company LLC, as sole member of Lake Shore, L.L.C., as sole member of 840 Lake Shore Drive, L.C.C., 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 and delivered such instrument as his own free and voluntary act, and as the free and voluntary act of such limited liability company, on behalf of such limited liability company, on behalf of such limited liability company, for the uses and purposes therein set forth.

GIVEN, under my hand and notarial seal this 22nd day of January, 2004.



Andrea Janes
Notary Public

My Commission Expires:

February 24, 2007

Property of Cook County Clerk's Office

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ACCEPTANCE AND ASSUMPTION BY ASSIGNEE/GRANTEE

Grantee hereby assumes all obligations of Grantor, as "Subtenant" under the Unit Subleases accruing from and after the date of this Assignment and Deed, and Grantee agrees to perform all of the terms, covenants, conditions, agreements and obligations of the "Subtenant" under the Unit Subleases accruing from and after the date hereof.

Anthony D'Amato
Name: ANTHONY D. AMATO

Name: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Julie Abel, a Notary Public in and for the County and State aforesaid, do hereby certify that Anthony D'Amato, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered such instrument as his/her/their own free and voluntary act, [and as the free and voluntary act of such _____,] for the uses and purposes therein set forth.

GIVEN, under my hand and notarial seal this 20 day of JANUARY, 2004.

Julie Abel
Notary Public

My Commission Expires:

