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This instrument was prepared by:

Steven L. DeGraff Weinberg Richmond LLP 333 West Wacker Drive, Suite 1800 Chicago, Illinois 60606 WR File No. 08637.01500

SPECIAL WARRANTY DEED

THIS INDENTURE, made this of May, 2004, between 2801 SEMINARY LLC, a limited ability company, created and existing under and by virtue of the laws of the State of III no s and duly authorized to transact business in the State of Illinois, party of the first part, and



Doc#: 0414733192

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 05/26/2004 11:35 AM Pg: 1 of 3

This space reserved for Recorder.

JULIE SIRAGUSA, of 4347 5. Greenwood, Unit 202, Chicago, Illinois, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and

PARCEL 1:

UNIT 4N and P-4 IN THE SEMINARY COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF

LOTS 28 AND 29 IN BLOCK 2 IN MCCONNELL BROTHERS SUBDIVISION OF THE EAST ½ OF BLOCK 7 IN CANAL TRUSTEES SUBDIVISION OF THE EAST ½ OF SECTION 29, TOWNSYIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECOFLED FEBRUARY 27, 2004, AS DOCUMENT NUMBER 0405818124, AS MAY BE AMENDED FROM TIME TO TIME, TO DETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE STORAGE SPACE 4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS

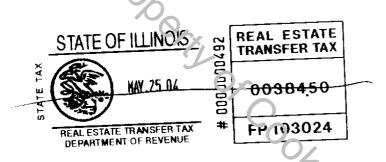
Grantor also hereby Grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the abovedescribed real estate, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

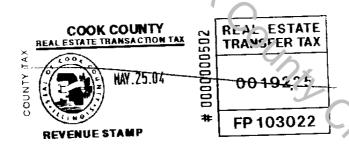
This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

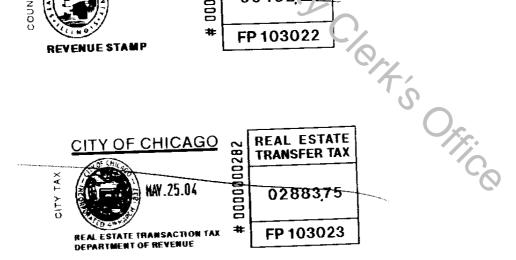
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises



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hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (1) general real estate taxes not due and payable at the time of Closing; (2) special taxes and assessments for improvements not yet completed; (3) applicable zoning and building laws and ordinances and building line restrictions and ordinances; (4) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (5) streets and highways, if any; (6) party wall rights and agreements, if any; (7) encroachments (provided such do not materially adversely affect the intended us of the Unit); (8) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration, as amended from time to time; (9) the Condominium Property Act of Illinois (the "Act"); (10) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; and (11) installments due after closing for assessments levied pursuant to the Declaration.

The tenant of this Unit has waived or has failed to exercise the right of first refusal.

Permanent P al Estate Index Numbers:

14-29-228-022-0000

Address of real state: 2801 N. Seminary, Unit #4N, Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents as of the day and year firs above written.

2801 Seminary LLC, an Illinois limited liability company

By:

Name Jon Goldma

Its: Member

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Jon Goldman, as Member of 2801 Seminary LLC., who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member of said limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrume it as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3rd day of

After Recording Mail To:

Mr. Leonard S. Becker 312 N. May Street, Ste. 100 Chicago, Illinois 60607

Send Subsequent Tax Bills To:

Ms. Julie Siragusa c/o Koenig & Strey 1940 N. Clark

Chicago, Illinois 60614

OFFICIAL SELL ALLISON M MAP ZA NO NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. JULY 14,2005