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THIS INSTRUMENT PREPARED BY:

Todd A. Bickel WILDMAN, HARROLD, ALLEN & DIXON LLP 225 West Wacker Drive, Suite 2800 Chicago, Illinois 60606

AFTER RECORDING THIS INSTRUMENT SHOULD BE RETURNED TO:

William Hurley, Esq. ROCK, FUSCO & GARVEY, LTD. 350 North LaCalle Street, 9th Floor Chicago, Illinois 69610



Doc#: 0421801234
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/05/2004 11:40 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

This Indenture is made and entered into as of August 3, 2004, from 1101 WEST LAKE, LLC, an Illinois limited company, having an address of c/o 225 W. Wacker Drive, Chicago, Illinois 60606("Grantor"), to 1/51 W. LAKE 5TH FLOOR, LLC, an Illinois limited liability company, having an address of 728 West Jackson, Chicago, IL 60661("Grantee"), 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 Grantee, the receipt whereof is hereby acknowledged, by these presents aces REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunce belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, 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, with the nereditaments and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and with its successors and assigns, that it has not done or suffered to be done anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Title Exceptions on **Exhibit B** attached hereto.

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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Special Warranty Deed as of the day and year first above written.

•	
	GRANTOR:
	1101 WEST LAKE, LLC, an Illinois limited liability company
EXEMPT UNDER PROVISIONS OF PARAGRAPH, SEC. 200.1-2 (B-6) OR PARAGRAPH, SEC. 200. 1-4 (B), OF THE CHICAGO TRANSACTION TAX ORDINANCE. 8 3 04 May Alway Date Buyer, Seller of Pepresentative	By: TSC ENTERPRISES, INC., an Illinois corporation, its Manager By: Timothy Sullivan, its President
ACKNOWLEDGEMENT	
STATE OF ILLINOIS) SS	f_
COUNTY OF COOK)	
I, the undersigned, a Notary Public in and 161 said County, in the State aforesaid, DO HEREBY CERTIFY THAT <i>Timothy Sullivan</i> ,, personally known to me to be the President of TSC Enterprises, Inc., an Illinois corporation, the manager of 1101 West Lake, LLC, an Illinois limited liability company, appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and as the free and voluntary act of the Company, for the uses and purposes therein set forth. Given under my hand and notarial seal this day of August, 2004.	
	Patricia of moss
STATE OF ILLINOIS TRANSFER TAX	Notary Public My commission expires on $9/38$, 05
STATE OF ILLINOIS TRANSFER TAX OO75000 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE TRANSFER TAX FP 103024	"OFFICIAL SEAL" PATRICIA T. MOROZ Notary Public, State of Illinois My Commission Expires Sept. 28, 2005
COOK COUNTY REAL ESTATE TRANSFER TAX AIG -4 II4 O037500	

REVENUE STAMP

1356175.v1

FP 103022

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 5 IN THE 1101 WEST LAKE STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN HAYES AND SHELBY'S SUBDIVISION OF BLOCK 30 IN CARPTENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 18, 2001 AS DOCUMENT 0401644052, TOGETHER WITH ITS UNDIVIDED FS1. PERCENTAGE INTELEST IN THE COMMON ELEMENTS.

As, Office COMMONLY KNOWN AS 1101 WEST LAKE STREET, UNIT 5, CHICAGO, IL 60608

P.I.N.: 17-08-428-004

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EXHIBIT B

PERMITTED TITLE EXCEPTIONS

- Covenants, conditions, restrictions of record. 1.
- Public and utility easements. 2.
- 3.
- Special governmental taxes or assessments for improvements not yet completed; 4.
- Unconfirmed special governmental taxes or assessments. 5.
- e taxes in Or Column Clark's Office General real estate taxes not yet due and payable. 6.