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Doc#: 0430332078
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 10/29/2004 02:43 PM Pg: 1 of 5

Near North National Title Corp
222 North LaSalle Street
Chicago, Illinois 60601

SPECIAL WARRANTY DEED CORPORATION

This Special Warranty Deed, made as of this 27th day of October, 2004 between 1250 LLC, an Illinois limited liability company ("Grantor") and Goethe LaSalle LLC, an Illinois limited liability company ("Grantee"), whose address is 1250 North LaSalle Street, Suite 300, Chicago, Illinois 60610, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the following described real estate ("Real Estate"), situated in the County of Cook, State of Illinois known and described as follows, to wit:

Those certain twelve (12) residential condominium units and thirty-four (34) parking spaces located in the building situated at 1250 North LaSalle Street, Chicago, Illinois, as more particularly described in EXHIBIT A attached hereto and incorporated herein by this reference.

Permanent Real Estate Index Numbers: See Exhibit A attached hereto

Address of Real Estate: 1250 North LaSalle Street
Chicago, Illinois 60610

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said units set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein. This deed is subject to all rights,

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easements, covenants, restrictions and reservations contained in said Declaration the same as if the provisions of said Declaration were recited and stipulated at length herein.

Grantor covenants and warrants that said Real Estate is free of any encumbrance made or suffered by Grantor except as otherwise set forth herein, and that Grantor and Grantor's successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other, except as aforesaid

Subject to: General real estate taxes not yet due and payable; easements, covenants, conditions, restrictions and building lines of record; encroachments, if any, which do not affect the use of the units as a residence or parking space, as applicable; applicable City of Chicago zoning, condominium and building laws or ordinances; acts done or suffered by Purchaser; Condominium Property Act of Illinois; Declaration of Condominium and all amendments thereto; existing leases, liens and other matters over which the title insurer provided for herein commits to insure by endorsement; existing leases, licenses and agreements affecting the Common Elements; utility easements, if any, whether recorded or unrecorded; and installments due after Closing for assessments levied pursuant to the Declaration.

THE TENANTS OF THE UNITS CONVEYED HEREBY HAVE EITHER WAIVED OR FAILED TO EXERCISE THEIR RIGHT OF FIRST REFUSAL OR OPTION OR HAD NO RIGHT OF FIRST REFUSAL OR OPTION WITH RESPECT TO THE UNITS CONVEYED HEREBY.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the day and year first written above.

City of Chicago
Dept. of Revenue
357438
10/29/2004 14:20 Batch 11893 : 68





Real Estate
Transfer Stamp
\$16,687.50

1250 LLC, an Illinois limited liability company

By: Chicago Capital Consultants II, Inc., Its Manager

By: 
Jeffrey B. Gelman, President

STATE TAX	STATE OF ILLINOIS	# 0000011567	REAL ESTATE TRANSFER TAX
	 OCT. 29. 04		02225.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326660

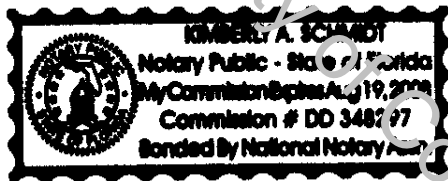
COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000144074	REAL ESTATE TRANSFER TAX
	 OCT. 29. 04		01112.50
	REVENUE STAMP		FP326670

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STATE OF Florida)
COUNTY OF Martin) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Jeffrey B. Gelman, the President of Chicago Capital Consultants II, Inc., the Manager of 1250 LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument on behalf of the Grantor thereunder, appeared before me in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, on behalf of and as the free and voluntary act of said Grantor, for the uses and purposes therein set forth.

Given under my hand and notarial seal as of this 26 day of October, 2004.



Kimberly A. Schmidt

Notary Public

**THIS DOCUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:**

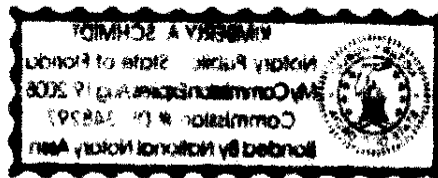
James A. Field
Field and Goldberg, LLC
10 South LaSalle Street
Suite 2910
Chicago, Illinois 60603

Send tax bill to:

Goethe LaSalle LLC
1250 No. LaSalle Street
Chicago, IL 60610

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Property of Cook County Clerk's Office



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EXHIBIT A

Parcel 1:

Units 409, 411, 413, 1104, 1111, 1212, 1512, 1703, 1704, 1710, 1711, 1712, P-121A, P-123A, P-124A, P-129, P-135, P-153, P-154, P-155A, P-156A, P-157A, P-158A, P-162A, P-163A, P-218A, P-219A, P-220A, P-310, P-312, P-313A, P-314A, P-315A, P-317A, P-318A, P-319A, P-321A, P-335A, P-337A, P-338A, P-339A, P-340A, P-341A, P-342A, P-343 and P-348A in 1250 North LaSalle Condominium as delineated on and defined on the Plat of Survey of the following described parcel of real estate:

Parts of Lots 1 to 5 inclusive, in Dickinson, Muller and McKinlay's Subdivision of Sub-lot 21 in the Resubdivision of Lot 43 (except the North 120 feet thereof) and of Sub-lots 1 to 21 both inclusive in Reeve's Subdivision of Lots 44, 47, 48, 57 and 58 inclusive in Bronson's Addition to Chicago; and the East 101 feet of Lots 59 and 60 in said Bronson's Addition, in the Northeast $\frac{1}{4}$ of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, (except, however, that part of said premises lying between the West line of LaSalle Street and a line 14 feet West of and parallel with the West line of North LaSalle Street) in Cook County, Illinois.

ALSO

Parts of Lots 15 to 20 inclusive, in the Resubdivision of Lot 43 (except the North 120 feet thereof) and of Sub-lots 1 to 21, both inclusive, in Reeve's Subdivision of Lots 44, 47, 48, 57 and 58 in Bronson's Addition to Chicago, in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, (except, however, from said premises that part thereof lying between the West line of North LaSalle Street and a line 14 feet West of and parallel with the West line of North LaSalle Street, conveyed to the City of Chicago by Quit Claim Deed dated November 19, 1931 and recorded December 22, 1931 as Document Number 11022266) in Cook County Illinois.

which Survey is attached as Exhibit "A" to the Declaration of Condominium, recorded September 25, 2000 as Document Number 00745214, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

Easement for the benefit of Parcel 1 for air rights as disclosed by Declaration of Easements and Restrictions dated September 5, 2000 and recorded September 15, 2000 as Document Number 00718025 made by 1250 LLC, an Illinois limited liability company, as amended by First Amendment to Declaration of Easements and Restrictions recorded November 29, 2000 as Document 00935984.

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Address of Property: Units 409, 411, 413, 1104, 1111, 1212, 1512, 1703, 1704, 1710, 1711, 1712, P-121A, P-123A, P-124A, P-129, P-135, P-153, P-154, P-155A, P-156A, P-157A, P-158A, P-162A, P-163A, P-218A, P-219A, P-220A, P-310, P-312, P-313A, P-314A, P-315A, P-317A, P-318A, P-319A, P-321A, P-335A, P-337A, P-338A, P-339A, P-340A, P-341A, P-342A, P-343 and P-348A at 1250 North LaSalle Street, Chicago, IL 60610

Permanent Index Nos.:

17-04-221-060-1009	17-04-221-060-1225	17-04-221-060-1324
17-04-221-060-1011	17-04-221-060-1231	17-04-221-060-1326
17-04-221-060-1013	17-04-221-060-1249	17-04-221-060-1340
17-04-221-060-1102	17-04-221-060-1250	17-04-221-060-1342
17-04-221-060-1109	17-04-221-060-1251	17-04-221-060-1343
17-04-221-060-1124	17-04-221-060-1252	17-04-221-060-1344
17-04-221-060-1166	17-04-221-060-1273	17-04-221-060-1345
17-04-221-060-1185	17-04-221-060-1274	17-04-221-060-1346
17-04-221-060-1186	17-04-221-060-1275	17-04-221-060-1347
17-04-221-060-1192	17-04-221-060-1315	17-04-221-060-1348
17-04-221-060-1193	17-04-221-060-1317	17-04-221-060-1353
17-04-221-060-1194	17-04-221-060-1318	17-04-221-058-0000
17-04-221-060-1217	17-04-221-060-1319	
17-04-221-060-1218	17-04-221-060-1320	
17-04-221-060-1219	17-04-221-060-1322	
17-04-221-060-1220	17-04-221-060-1323	