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This Instrument Prepared by:

Stephen F. Galler, Esq.
270 East Pearson, L.L.C.
350 West Hubbard Street, Suite #301
Chicago, Illinois 60610

Doc#: 0434535096
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 12/10/2004 09:38 AM Pg: 1 of 5

After Recording Return to:

Rhonda Thomas, Esq.
Sonnenschein Nath & Rosenthal
Sears Tower
233 South Wacker Drive, Suite #8000
Chicago, Illinois 60606

Send Subsequent Tax Bills to:

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

J. Regan Thomas and Rhonda Thomas
270 East Pearson Street, Unit #601, Chicago, Illinois 60611

**ASSIGNMENT AND
SPECIAL WARRANTY DEED**

THIS ASSIGNMENT AND SPECIAL WARRANTY DEED ("Assignment and Deed") is made as of the 22nd day of October, 2004, between 270 East Pearson, L.L.C. ("Grantor"), whose address is 350 West Hubbard Street, Suite #301, Chicago, Illinois 60610 and J. Regan Thomas and Rhonda Thomas, husband and wife, not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety (collectively, "Grantee"), whose address is 175 North Harbor Drive, Unit #5402, Chicago, Illinois 60601.

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 rights and easements for the benefit of the property set forth in (a) that certain Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for The Belvedere Condominiums recorded May 20, 2004 as Document No. 0414131100, as subsequently amended from time to time (collectively, the "**Belvedere Declaration**"), and (b) that certain Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for the 270 East Pearson Garage Condominiums recorded May 20, 2004 as Document No. 0414131101 as subsequently amended from time to time (collectively, the "**270 East Pearson Garage Declaration**") (the Belvedere Declaration and the 270 East Pearson Garage Declaration shall be collectively referred to hereinafter as the "**Declarations**"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declarations 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 Declarations, the same as though the provisions of the Declarations were recited and stipulated at length herein.

Box 334


AC0401598 Kundell CMC 1017 NO OBS


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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;

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 **WILL 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) City of Chicago Circulator Tax, if any; (3) the terms and provisions of the Belvedere Declaration; (4) the terms and provisions of the 270 East Pearson Garage Declaration; (5) 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. 00584667, and re-recorded on August 1, 2000 as Document 00614549, as amended by that certain Amendment to Ground Lease recorded on March 2, 2001 as Document 0010169900 and further amended by that certain Second Amendment to Ground Lease recorded on May 20, 2004 as Document 0414131096, including any further amendments thereto or assignments or subleases thereof (herein collectively, the "**Belvedere Ground Lease**"); (6) the terms and provisions of that certain Ground Lease dated as of May 20, 2004 between Northwestern University, as lessor, and Grantor, as lessee, recorded on May 20, 2004 as Document No. 0414131097, including any further amendments thereof entered into in accordance herewith or assignments or subleases thereof (herein collectively, the "**270 East Pearson Garage Ground Lease**"); (7) public, private, and utility easements established by or implied from (a) that certain Declaration of Covenants, Conditions, Restrictions and Easements dated as of May 20, 2004 and recorded on May 20, 2004 as Document No. 0414131098 and any amendments thereto, relating to relationship between Belvedere Property and 270 East Pearson Garage Property, 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 entered in accordance herewith, relating to the property located at 250 East Pearson, 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. 03254322159 and any amendments thereto, relating to the property located at 840 North Lake Shore Drive, and/or (d) that certain Reciprocal Easement Agreement dated as of May 20, 2004 and recorded on May 20, 2004 as Document No. 0414131099 and any amendments thereto, relating to the property located at 850 North Lake Shore Drive; (8) covenants, conditions and restrictions of record which contain no right of reverter or re-entry (except for the Ground Lease upon expiration of its term), are not violated and do not materially adversely affect Grantee's use and enjoyment of the Residential Unit; (9) applicable zoning and building laws, ordinances and restrictions provided the same are not violated; (10) roads and highways, if any; (11) limitations and conditions imposed by the Illinois Condominium Property Act, as amended from time to time; (12) 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; (13) installments due after the date hereof for assessments established pursuant to the Declaration; (14) matters over which Chicago Title Insurance Company has insured over in its owner's policy issued to Grantee; (15) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (16) Grantee's mortgage, if any; (17) leases, licenses and managements agreements affecting the Common Elements (as defined in the Declarations); and (18) the terms and provisions of the Unit Subleases being conveyed hereby, which are described in Exhibit "A" attached hereto.

STATE TAX	STATE OF ILLINOIS	DEC.-6.04	REAL ESTATE TRANSFER TAX
			
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000081212	01825.00	
		FP 102808	

COUNTY TAX	COOK COUNTY	DEC.-6.04	REAL ESTATE TRANSACTION TAX
			
REVENUE STAMP	# 0000081415	00912.50	
		FP 102802	

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ACCEPTANCE AND ASSUMPTION BY ASSIGNEE/GRANTEE

Grantee hereby assumes all obligations of Grantor, as "Subtenant" under the Unit Subleases for Units 601, P68 and P69 conveyed hereby 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.

Shonda Thomas
Name: _____

Debra Thomas
Name: _____

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Michelle Wood, a Notary Public in and for the County and State aforesaid, do hereby certify that Rhonda + Debra Thomas, 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 22 day of Oct, 2004.

Michelle L Wood
Notary Public

My Commission Expires
"OFFICIAL SEAL"
MICHELLE L. WOOD
Notary Public, State of Illinois
My Commission Expires 3/17/07

UNOFFICIAL COPY**EXHIBIT "A"****LEGAL DESCRIPTION OF PREMISES**

PARCEL 1: UNIT 601 IN THE BELVEDERE CONDOMINIUMS (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE, (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 270 EAST PEARSON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF JUNE 31, 2000, WHICH LEASE WAS RECORDED AUGUST 2, 2000 AS DOCUMENT 000584667, AND RE-RECORDED AUGUST 11, 2000 AS DOCUMENT NUMBER 00614549, AND AS AMENDED BY AMENDMENT TO GROUND LEASE RECORDED MARCH 2, 2001 AS DOCUMENT NUMBER 0010169900 AND SECOND AMENDMENT TO GROUND LEASE RECORDED MAY 20, 2004 AS DOCUMENT NUMBER 0414131096, AND BY UNIT SUBLEASE RECORDED MAY 21, 2004 AS DOCUMENT NUMBER 0414242164, WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 99 YEARS COMMENCING JULY 31, 2000 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 2 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414131100, AS AMENDED, FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-14, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

PARCEL 3: UNIT P68 AND P69 IN THE 270 EAST PEARSON GARAGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 270 EAST PEARSON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED MAY 20, 2004, WHICH LEASE WAS RECORDED MAY 20, 2004 AS DOCUMENT 0414131077, AND BY UNIT SUBLEASES RECORDED MAY 21, 2004 AS DOCUMENT NUMBERS 0414242260 AND 0414242261, WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 95 YEARS COMMENCING MAY 20, 2004 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 3 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414131101, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0414131098.

PARCEL 5: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 3 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0317834091.

Common Address: 270 East Pearson Street, Unit #601, Chicago, Illinois 60611
PIN #: 17-03-228-028-8002 (affects subject property and other land)