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SPECIAL WARRANTY DEED (ILLINOIS)

4350934 1/1



Doc#: 0506947099
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/10/2005 10:06 AM Pg: 1 of 3

GIT

THIS INDENTURE, made this 2nd day of March, 2005, between 1250 S. Michigan Limited Partnership, created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Aggeliki Karampelas and Peter Karampelas, not as joint tenants or as tenants in common, but as tenants by the entirety, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00THS DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heir(s) and assign(s), FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in 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 party of the second part, their heir(s) and assign(s), FOREVER.

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 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:

(i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record including but not limited to the Declaration of Covenants, Conditions, Restrictions and Easement and that certain Agreement of Covenants and Restrictions by and between grantor and the adjacent property owner; (v) party wall rights and agreements, if any; (vi) encroachments (provided such do not materially adversely affect the intended use of the purchased unit); (vii) the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants For Michigan Avenue Tower Condominium recorded on ^{March} 3, 2005 as Document Number 050227074 ("Declaration") as amended from time to time; (viii) the Municipal Code of the City of Chicago; (ix) public and utility easements of record; (x) private easements of record (provided such do not materially adversely affect the intended use of the purchased unit); (xi) leases, licenses, operating agreements, and other agreements affecting the common elements of the property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act; (xiii) installments due after closing for assessments levied pursuant to the Declaration; (xiv) liens and matters of title over which

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the title insurance company is willing to insure without cost to grantee; and (xv) acts done or suffered by grantee.

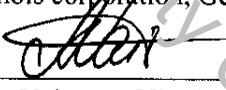
PIN: 17-22-101-027-0000 (underlying) 17-22-101-028-0000 (underlying)
17-22-101-029-0000 (underlying) 17-22-101-030-0000 (underlying)
17-22-101-031-0000 (underlying)

ADDRESS OF PREMISES: 1250 South Michigan Avenue, Unit #1103, Chicago, Illinois 60605

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

1250 S. Michigan Limited Partnership,
an Illinois limited partnership

By: Russland Capital Group, Inc.,
an Illinois corporation, General Partner

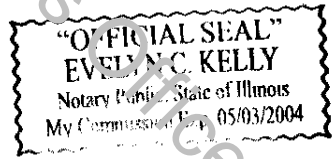
By: 
Alex Vaisman, Vice President

State of Illinois)
) ss
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alex Vaisman, Vice President of Russland Capital Group, Inc., and Illinois corporation, the General Partner of 1250 S. Michigan Limited Partnership, an Illinois limited partnership, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such President, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 2nd day of March, 2005

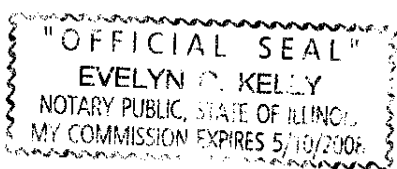

Notary Public



INSTRUMENT PREPARED BY:
Daniel R. Bronson, Esq.
Bronson & Kahn LLC
150 North Wacker Drive, Suite 1400
Chicago, Illinois 60606

MAIL RECORDED DEED TO:
Michael H. Wasserman, Esq.
221 North LaSalle Street
Suite 2040
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:
Aggeliki Karamelas
Peter Karamelas
Unit #1103, 1250 South Michigan Avenue
Chicago, Illinois 60605



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EXHIBIT "A"

PARCEL 1:

UNIT 1103 AND P-309 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MICHIGAN AVENUE TOWER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 050223074 IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


★ 0506227076


PARCEL 2:


EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S- 167 A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID AND THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AFORESAID AND SAID 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 DECLARATIONS THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

CITY TAX	 CITY OF CHICAGO MAR.-7.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000012954	REAL ESTATE TRANSFER TAX
			01713.75
			FP 103018

STATE TAX	 STATE OF ILLINOIS MAR.-6.05 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000024875	REAL ESTATE TRANSFER TAX
			00228.50
			FP 103014

COUNTY TAX	 COOK COUNTY REAL ESTATE TRANSACTION TAX MAR.-7.05 REVENUE STAMP	# 0000024598	REAL ESTATE TRANSFER TAX
			00114.25
			FP 103017