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SPECIAL WARRANTY DEED

LIMITED LIABILLITY COMPANY ILLINOIS

THIS AGREEMENT, made this 15 day of APRIL,
20 <u>05, between IT2K Development, LLC,</u>
an Illinois limited liability company, created
and existing under and by virtue of the laws of the State of Illinois
and duly authorized to transact business in the State of Illinois,
party of the first part, and <u>Ivan Kutlesa</u> , 1601-1611 S. State
Street, Unit 5A, Chicago, IL 60616

party of the second pert, WITNESSETH, that the party of the first part, for and in consideration of the sum of ______ Ten and no/100 Dollars 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, said Ivan Kutlesa and to his heirs and assign. FOREVER, all the Following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

The legal description of the real estate is set or h in Exhibit A attached to and made part of this Γ est

Doc#: 0509733088

Eugene "Gene" Moore Fee: \$34.00 Cook County Recorder of Deeds Date: 04/07/2005 09:28 AM Pg: 1 of 6

Above Space for Recorder's Use Only

The grant, reservations and provisions set forth in <u>Exhibit P</u> attached hereto are incorporated into and made a part of this Deed.

Together with all and singular the hereditaments and appurtenances foreunto belonging, or in anywise 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 bereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances unto of the party of the second part, his heirs and assigns 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, <u>his</u> 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 incumbered 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:

the matters set forth on Exhibit C attached hereto

18517KX



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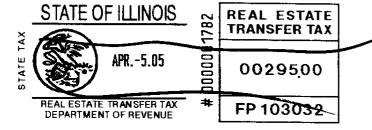
Permanent Real Estate Number(s): 17-22-300-001-000 and part of 17-22-300-002-0000, subject to Tax Division Petition No. 2005-0614

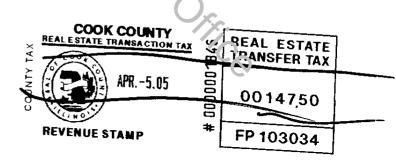
Address(es) of real estate: 1601-1611 S. State Street, Unit 5A, Chicago, IL 60616

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

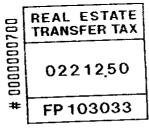
IT2K Development, LLC

Opon C This instrument was prepared by: C. John Anderson, Anderson Law Offices, 25 E. Washington Street, # Anc.
Of Colling Clarks 1120, Chicago, IL. 60602









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STATE OF ILLINOIS)
) SS
COUNTY OF COOK	Ì

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Tomislav Pavic, being the sole member-manager of IT2K Development, LLC who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such sole member-manager of IT2K Development, LLC appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, as such sole member-manager, and as the free and voluntary act of IT2K Development, LLC, for the uses and purposes therein set forth.

Given under my hand and notarial seal this Stay of Affile, 2005.

My Commission Expires:

06/29/05

MAIL TO: PHILIP K. GORDON

809 W. 35 ST

CHICAGO, IC 60609

Notary Public

Omciai Seal
C John Anderson
Notary Public State of Illinois
Commission Expires 06/29/05

NAME AND ADDRESS OF TAXPAYER:

1601-11 S. STATE, UNIT 5A

C/O/7/5 O/FICO

CHICAGO, IL

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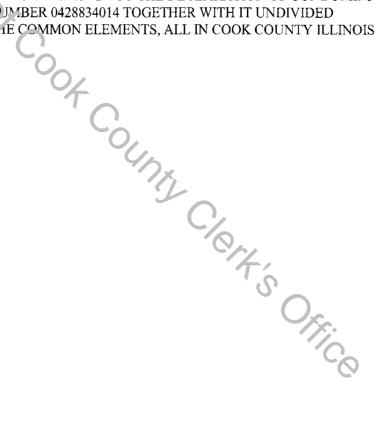
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EXHIBIT A LEGAL DESCRIPTON

UNIT NO. R-5A AND UNIT PS-14 IN THE STATE PLACE CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 8 FEET OF THE WEST 45 FEET OF THE EAST 70 FEET OF LOT 10, ALL OF LOT 11 AND SO MUCH OF LOT 12 AS LIES SOUTH OF THE SOUTH LINE OF 16TH STREET, IN BLOCK 4 IN CLARKE'S ADDITION TO CHICAGO A SUBDIVISION OF THE NORTH 6.10 CHAINS OF THE SOUTHWEST FRACTIONAL ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 34 FEET OF SAID LOTS TAKEN FOR WIDENING STATEST AND EXCEPT THE EAST 25 FEET OF SAID LOT 10, THE EAST 25 FEET OF THE SOUHT 49 15 FEET OF SAID LOT 11, THE EAST 28 FEET OF THE NORTH 17.95 FEET OF SAID LOT 11 AND THE EAST 28 FEET OF SOUTH 42.10 FEET OF SAID LOT 12,

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0428834014 TOGETHER WITH IT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.



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EXHIBIT B

GRANT, RESERVATION AND PROVISIONS

GRANTOR ALSO HEREBY GRANTS TO GRANTEE(S), AND THE SUCCESSORS AND ASSIGNS OF GRANTEE(S), 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 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.

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Exhibit C Title Exceptions

- 1. General real estate taxes for the year 2004 and subsequent years.
- 2. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as Document No. 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
- 3. Term, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded as Document No. 0428834014, as amended from time to time.
- 4. Limitations and conditions imposed by the Condominium Property Act.
- 5. Covenant dated June 24, 2004 and recorded June 28, 2004 as Document No. 0418018064 regarding sewer and water service to parcel 1 and the condominium units within Building located thereon.