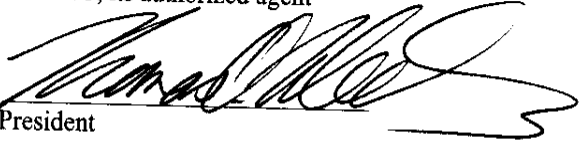


UNOFFICIAL COPY

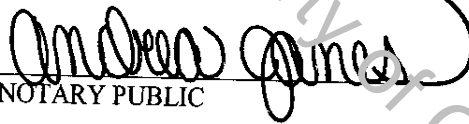
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized Member this 8th day of April, 2005.

West Erie, LLC
By: LR Erie LLC, its authorized agent

By: 
Its: President

STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public, in the County and State aforesaid, **DO HEREBY CERTIFY**, that Thomas O. Weeks acting as President for LR Erie LLC an authorized agent of West Erie, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act, on behalf of said limited liability company, for the uses and purposes herein set forth.

Given under my hand and official seal, this 8th day of April, 2005.


NOTARY PUBLIC


"OFFICIAL SEAL"
ANDREA M. JANES
Notary Public, State of Illinois
My Commission Expires 02/24/2007

Commission expires 2-24-07


This instrument was prepared by Stephen F. Galler, Esq., 350 W. Hubbard, Suite 301, Chicago, Illinois 60610

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
375831 \$5,625.00
04/12/2005 16:01 Batch 05363 78



COOK COUNTY
REAL ESTATE TRANSACTION TAX
 APR. 13.05
REVENUE STAMP

0000156890
REAL ESTATE TRANSFER TAX
0037500
FR326670

STATE TAX
 APR. 13.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000077800
REAL ESTATE TRANSFER TAX
0075000
FP326669

UNOFFICIAL COPY

EXHIBIT "A" TO SPECIAL WARRANTY DEED

PARCEL 1: RESIDENTIAL UNIT 1502 AND PARKING UNIT P5 IN THE SIXTY WEST ERIE CONDOMINIUMS AS DELINEATED ON A SURVEY ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR SIXTY WEST ERIE CONDOMINIUM ASSOCIATION, WHICH WAS RECORDED NOVEMBER 19, 2003 AS DOCUMENT NUMBER 0332332044, LOCATED WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY ILLINOIS.

PARCEL 2: STORAGE SPACE 10 AS A LIMITED COMMON ELEMENT AS SET FORTH UNDER THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR SIXTY WEST ERIE CONDOMINIUM, WHICH WAS RECORDED NOVEMBER 19, 2003 AS DOCUMENT NUMBER 0332332044 AS DESCRIBED ABOVE.

This deed is subject to the following permitted exceptions:

- (1) Current non delinquent real estate taxes and taxes for subsequent years not otherwise due and payable at the time of the closing;
- (2) The terms and provisions of the Declaration and any amendments thereto;
- (3) Public, private and utility easements, including any easements established by, or implied from, the Declaration and any amendments thereto;
- (4) Covenants, conditions, and restrictions of record;
- (5) Applicable zoning and building laws, ordinances and restrictions;
- (6) Limitations and conditions imposed by the Condominium Property Act of the State of Illinois, as amended;
- (7) Encroachments, if any, which do not materially, adversely impair the use and enjoyment of the Condominium Unit as a residence or the Parking Unit(s), for vehicular parking for one parking vehicle;
- (8) Installments due after the date of closing for assessments established pursuant to the Declaration;
- (9) Matters over which the Title Company is willing to insure;
- (10) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (11) Purchaser's mortgage, if any; and
- (12) Leases, licenses and management agreements affecting the Parking Unit(s), if any, and /or the Common Elements.

Address of the Real Estate: Sixty West Erie Condominiums
60 W. Erie, Unit 1502, Chicago, Illinois 60610

Permanent Index Numbers:

- 17-09-219-012-0000
- 17-09-219-013-0000
- 17-09-219-014-0000
- 17-09-219-015-0000
- (affects subject property and other land for 2004)
- 17-09-219-024-1020 (affects subject property for 2005 and beyond) – Residential Unit 1502
- 17-09-219-024-1029 (affects subject property for 2005 and beyond) – Parking Unit P5