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SPECIAL WARRANTY DEED

THE GRANTOR

West Erie, LLC, a 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, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration in hand paid, GRANTS, WARRANTS and CONVEYS to



Doc#: 0510303018 Eugene "Gene" Moore Fee: \$28.50 Cook County Recorder of Deeds Date: 04/13/2005 09:55 AM Pg: 1 of 3

Harold W. Myror 165 N. Canal St., Ur. († 1224, Chicago, Illinois 60606

the following described real estate situated in "the County of Cook in the State of Illinois (collectively, the "Real Estate"), to wit:

See Exhibit "A" attached hereto and made a part hereof.

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 ease neats for the benefit of said Real Estate set forth in that certain Sixty West Erie Declaration of Condominium ("Declaration"), 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.

Together with all 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, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of in and to the Real Estate, with the hereditaments and appurtenances, unto Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to Real Estate, it has not done or suffered to be done anything whereby the Real Estate hereby granted are, or may be, in any manner encumbered or charged except of those items listed on Exhibit "A" attached hereof (the "Permitted Exception"); and that, subject to the Permitted Exceptions, the Grantor will warrant and forever defend the Real Estate against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

MAII	TO:
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SEND SUBSEQUENT TAX BILLS TO:

David W. Rosenberg, Esq.
(Name)
2900 Ogden
(Address)
Lisle, Illinois 60532
(City, State & Zip)

<u>Harold W. Myr</u>	on	
(Name)		
60 W. Erie, Uni	t 1502, Chicago, Illinois 60610	
(Address)	(City, State & Zip)	

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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 Its: President

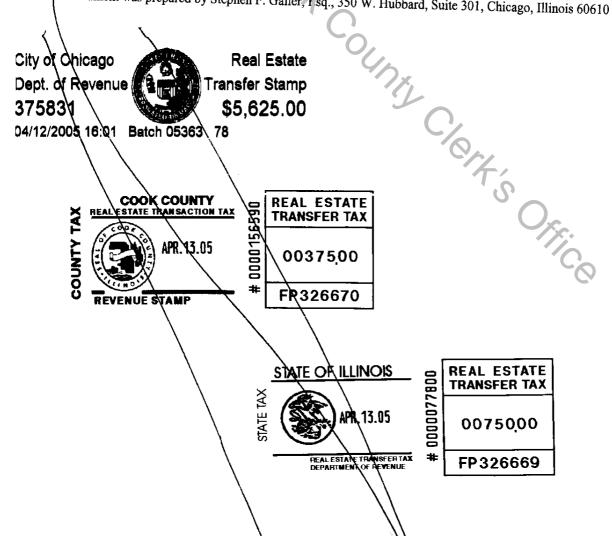
STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public, in the County and State aforesaid, DO HEREBY CERTIFY, that Thomas O. Weeks acting as President for LR Erie LLC an authorized agent of West Erie, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persor 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 at dofficial seal, this 8th day of April, 2005.

Commission expires

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

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



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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

This deed is subject to the following permitted exceptions:

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

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