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This Document Prepared By:

Invsco Group, Ltd. 1212 N. LaSalle, Suite 100 Chicago, Illinois 60610

Address of Real Estate:

440 North Wabash Unit **4906** Chicago, Illinois 60611



Doc#: 0511235220 Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 04/22/2005 11:18 AM Pg: 1 of 2

WARRANTY DEED

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF **s-144**, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLIRATION AFORESAID RECORDED AS DOCUMENT NUMBER 05/1/35/1/42.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY RECIPROCAL FASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 89572741 AS AMENDED BY DOCUMENT 93070550, ANS SUB-DECLARATION RECORDED AS DOCUMENT NUMBER 050/339/4/

P.I.N.#: 17-10-127-014-0000

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RI 51 IS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT 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, IT 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.

(A)THE TENANT, IF ANY, OF UNIT(S), 4906, HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

BOX 334



Subject to: General real estate taxes not yet due and payable at the time of closing; building line, use or occupancy restrictions, conditions or covenants of record; zoning laws or ordinances which conform to the present usage of the Premises; public and utility easements which serve the Premises; public roads and highways, if any; all rights, easements, restrictions, conditions and reservations of record or contained in the declaration and a reservation by the Plaza 440 Private Residences Condominium Association ("the Association") to Itself; its successors and assigns, for the benefit of all unit owners at the condominium, of rights and easements set forth in the declaration; provisions of the Condominium Property Act of illinois ("the Act"); acts done or suffered by Buyer, or any claiming, by, through, or under Buyer; and liens and other matters as to which the title insurer commits to insure Buyer against loss or damage, hereby releasing and coloring all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said Premises forever.

DATED this 13 th day of January, 2005

440 North Wabash, LLC, an Illinois limited liability company

SEG Plaza 440 Consultants Inc., an Illinois corporation, its Manager

BY:

IAME: Michael A. Fish

ITS: Vice President

State of Illinois County of Cook

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael A. Fish of SEG Plaza 440 Consultants, Inc., being a member of 440 North Wabash, 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 acknowledge that he signed, sealed and delivered said instrument as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability company, for the uses and purposes there is set forth.

Given under my hand and notarial seal this 13th day of January, 2005.



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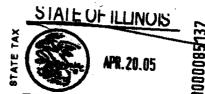
After recording, please mail to:

MICHAEL F. BACCASH

2812 LINCOLN ST

EVANSTON, 11 60200

Please send subsequent tax bills to:

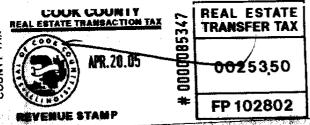


REAL ESTATE TRANSFER TAX 00507.00

(Seal)

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

FP 102808



COUNTY TAX