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SPECIAL WARRANTY DEED



Doc#: 0526335016 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/20/2005 07:19 AM Pg: 1 of 5

THIS INDENTURE, is executed and delivered as of August 16, 2005 between **MW-CPAG Tower Holdings, L.L.C.**, a Delaware limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, whose business address is c/o Angelo, Gordon & Co. L.P., 245 Park Avenue, 26th Floor, New York, NY 10167, party of the first part, and Mark S. Fisher and Steven F. Ciaccio

_____ , residing at 360 W. Illinois #608, Chicago, IL 60610, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 - - - (\$10.00) - - - Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof. *As Joint Tenants with Right of Survivorship and as Tenants in Common*

Subject to: See Exhibit B attached hereto and made a part hereof

Together with all and singular 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 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, its heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, 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 party of the first part 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.

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, its 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 FOREVER DEFEND.

2/1
washed
2/10/05


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STATE TAX

STATE OF ILLINOIS



SEP. 12. 05


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000089034

REAL ESTATE TRANSFER TAX
00476.00
FP 102808

COUNTY TAX

COOK COUNTY



SEP. 12. 05


REAL ESTATE TRANSACTION TAX
REVENUE STAMP

8000089252

REAL ESTATE TRANSFER TAX
00238.00
FP 102802

CITY TAX

CITY OF CHICAGO



SEP. 12. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000005340

REAL ESTATE TRANSFER TAX
03570.00
FP 102805

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

MW-CPAG Tower Holdings, L.L.C., a Delaware limited liability company

By: Centrum Properties, Inc., its authorized agent

By: Mary Koberstein

Name: Mary Koberstein

Title: General Counsel

State of ILLINOIS)
) SS:
County of COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mary Koberstein personally known to me to be the General Counsel of Centrum Properties, Inc., an Illinois corporation, and 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 acknowledged that in capacity, he signed and delivered the said instrument, pursuant to the authority given by the Board of Directors of said corporation as his/her free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of August, 2005.

Miguel
NOTARY PUBLIC

This instrument was prepared by: David C. Kluever
Kluever & Platt, L.L.C.
65 E. Wacker Place, Suite 1700
Chicago, IL 60601



Send Subsequent Tax Bills To: Fischer/Ciacchio
Unit 1411
500 West Superior Street
Chicago, IL 60610

After Recording Return to:
John R. Brandenburg
2016 Wacker Drive - 1660
Chicago, IL 60606

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Exhibit A – Legal Description

PARCEL 1:

UNIT 1411 AND PARKING SPACE(S) P-251 IN THE MONTGOMERY ON SUPERIOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 1 TO 10, LOT 15 (EXCEPT THE WEST 9 FEET), LOTS 16 TO 28 AND THE WEST 19 ¾ FEET OF LOT 11 IN BLOCK 4 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO; LOTS 1 TO 4, (EXCEPT THE WEST 9 FEET OF SAID LOT 4), IN THE SUBDIVISION OF THE WEST

4 ¼ FEET OF LOT 11 AND ALL OF LOTS 12, 13 AND 14 IN HIGGINGS, LAW AND COMPANY'S ADDITION TO CHICAGO, AND ALL OF THE EAST-WEST VACATED ALLEY LYING NORTH OF SAID LOTS 15 TO 28 (EXCEPT THE WEST 9 FEET THEREOF), ALL IN SECTION 19, TOWNSHIP 39 NORTH, RANCE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED MAY 18, 2005 AS DOCUMENT 0513822164 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 106, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0513822164.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS, USE, STRUCTURAL SUPPORT, USE OF SHARED FACILITIES, MAINTENANCE, UTILITIES, ENCROACHMENTS AND EXTERIOR MAINTENANCE AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MAY 18, 2005 AS DOCUMENT NO. 0513822163

Commonly known as 500 W. Superior Street, Chicago, Illinois 60610

P.I.N. 17-09-114-013-0000

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Exhibit B

Permitted Exceptions

1. General real estate taxes not yet due and payable;
2. Special taxes or assessments and unconfirmed special assessments;
3. All rights, easements, restrictions, covenants, conditions and reservations of record or contained in the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Montgomery on Superior Condominium and a reservation by The Montgomery on Superior Condominium Association ("Association") to itself and its successors and assigns, for the benefit of all unit owners at the condominium, of the rights and easements set forth in the Declaration;
4. Terms, provisions and conditions of the Declaration, including all amendments and exhibits thereto;
5. Applicable zoning and building laws and ordinances;
6. Public and quasi-public utility easements, if any;
7. Plats of dedication and plats of subdivision and covenants thereon;
8. Acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part;
9. Encroachments, if any;
10. Installments due after the closing for assessments established under the Declaration;
11. Rights in rivers, roads and highways, if any; and
12. Provisions of the Condominium Property Act of Illinois ("Act")