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SPECIAL WARRANTY DEED



Doc#: 0531403122 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/10/2005 04:07 PM Pg: 1 of 4

THIS INDENTURE, made on this The 21st day of October, 2005, between 330 Grand, 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, party of the first part, and Douglas I. Bain, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Together with all and singular the 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 equity, of, in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described below, with the appurtenances, unto the party of the second part, its 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, 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 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: (1) current non-delinquent real estate taxes and taxes for subsequent years; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing; (3) the Act; (4) the Declaration, Declaration of Covenants and other Project Documents including all amendments and exhibits thereto; (5) public, private and utility easements; (6) covenants, conditions and restrictions of record; (7) applicable zoning, planned unit development and building laws, ordinances and restrictions; (8) roads and highways, if any; (9) leases and licenses affecting the Common Elements; (10) acts done or suffered by Purchaser; and (11) Purchaser's mortgage.

Permanent Real Estate Index Number(s): 17-09-236-011-0000

Address(es) of Real Estate: 330 West Grand
Chicago, Illinois 60610

Near North National Title
222 N. LaSalle
Chicago, IL 60601

CP
191
62815010
UNNT

HCB

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LEGAL DESCRIPTION

See Exhibit A attached hereto

~~of premises commonly known as:~~

Parcel 1:

Unit 1103 and Parking Space P74, together with the exclusive right to use storage space S29, a limited common element, all in the Grand Orleans Condominium, as delineated on a survey of the following described real estate:

Lots 14, 15, 16, 17 and 18 in Block 8 in Butler, Wright and Webster's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "E" to the Declaration of Condominium recorded a document number 0519327125 as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM. AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD J. ROBIN personally known to me to be the President of ROBIN CONSTRUCTION CORPORATION, an Illinois corporation, Manager of 330 GRAND, LLC, an Illinois limited liability company 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 as such President, he signed and delivered the said instrument on behalf of such corporation as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purpose therein set forth.

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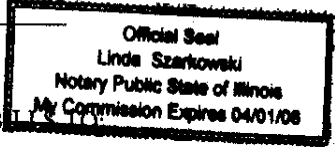
GIVEN under my hand and official seal this The 21st day of October, 2005.

This instrument was prepared by:

Michael S. Kurtzon, Esq.
Schwartz, Cooper, Greenberger & Krauss, Chtd.
601 North LaSalle Street, Suite 2700
Chicago, Illinois 60601

Signed and Sworn to before
On October 21, 2005

[Signature]
Notary Public

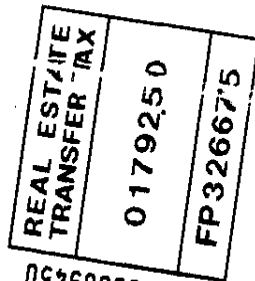


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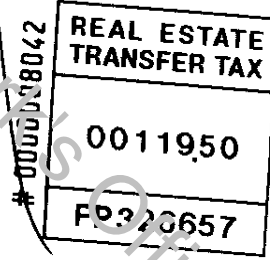
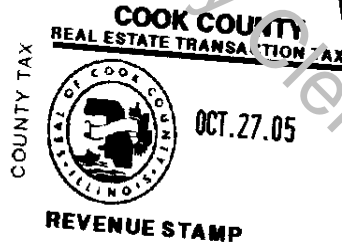
SEND SUBSEQUENT TAX BILLS TO:

Douglas I. Bain
(Name)
330 West Grand Avenue, Unit 1103
(Address)
Chicago, Illinois 60610
(City, State and Zip)

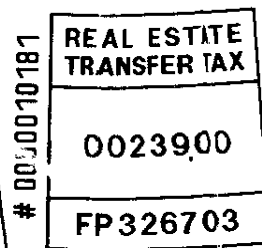
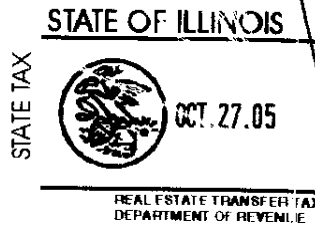
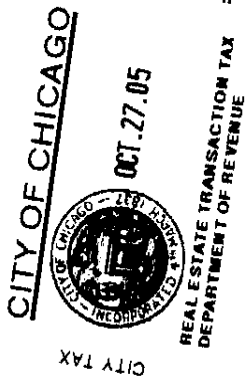
Thomas O'Donnell
(Name)
O'Donnell, Julian
(Address)
1301 S. Grove, #160
(City, State and Zip)
Barrington, IL 60010



0526000000 #



0000028062



0050010181

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Exhibit A

Parcel 1:

Unit 1103 and Parking Space P74, together with the exclusive right to use storage space S29, a limited common element, all in the Grand Orleans Condominium, as delineated on a survey of part of the following described real estate:

Lots 14, 15, 16, 17 and 18 in Block 8 in Butler, Wright and Webster's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as Exhibit E to the Declaration of Condominium recorded as document number 0529327126, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel

2:

Easements appurtenant for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded October 20, 2005 as document number 0529327125, for structural support, for ingress and egress, for access to and maintenance of facilities, and for encroachments, common walls, floors and ceilings over the land described therein. (Said land commonly referred to as the Commercial Property).

Property of Cook County Clerk's Office