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Doc#: 0533205288 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/28/2005 03:15 PM Pg: 1 of 4

01051830 1 of 3 BC

SPECIAL WARRANTY DEED

THIS INDENTURE, made on this 24th 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 Marcello Minna, 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.

Handwritten signature/initials

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

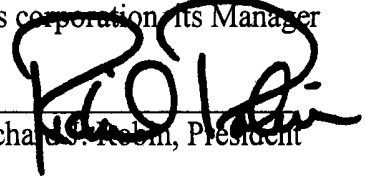
Near North National Title
222 N. LaSalle
Chicago, IL 60601

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IN WITNESS WHEREOF, said party of the first part has executed this document, the day and year first above written.

330 GRAND, LLC, an Illinois limited liability company

By: Robin Construction Corporation, an Illinois corporation, its Manager


By: 
Richard S. Rebin, President

Property of Cook County Clerks Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

NOV. 11.05
REVENUE STAMP


REAL ESTATE
TRANSFER TAX
0016325
FP326657

0800008122

STATE OF ILLINOIS
STATE TAX

NOV. 11.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
0032650
FP326703

0000010261

CITY OF CHICAGO
CITY TAX

NOV. 11.05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
0244875
FP326675

0000009527

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EXHIBIT A

Parcel 1:

Unit 1007 and Parking Space P84, together with the exclusive right to use storage space S39, 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 and commonly referred to as the Commercial Property).

PIN: 17-09-236-011-0000

Property of Cook County Clerk's Office

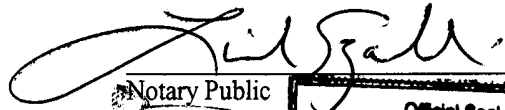
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GIVEN under my hand and official seal this 24th day of October, 2005.

This instrument was prepared by:

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

Signed and Sworn to before
On October 24, 2005



Notary Public
MAIL
10/24/05

Official Seal
Linda Szarkowski
Notary Public State of Illinois
My Commission Expires 04/01/08

SEND SUBSEQUENT TAX BILLS TO:

+ Mail

Marcello Minna
(Name)
~~330 West Grand Avenue, Unit 1007~~
(Address)
~~Chicago, Illinois 60610~~
(City, State and Zip)

~~Tom Patrosso~~ Marcello Minna
(Name)
10312 Southard Dr
(Address)
Beltsville, MD 20705
(City, State and Zip)

10312 ~~Southard~~ Southard Dr.
Beltsville, MD 20705

Cook County Clerk's Office