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STATE TAX

STATE OF ILLINOIS



DEC. 30. 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000030391

REAL ESTATE TRANSFER TAX
0241000
FP326660

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



DEC. 30. 05

REVENUE STAMP

0000180284


REAL ESTATE TRANSFER TAX
0120500
FP326670

City of Chicago

Dept. of Revenue

410764

12/30/2005 10:10 Batch 11865 17



Real Estate Transfer Stamp

\$18,075.00

Property of Cook County Clerk's Office

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trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust. The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Grantor, for itself, and its successors, does covenant, promise and agree to and with trustee and its successors, that it has not done, or suffered to be done, anything whereby and the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT and DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit A.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor has caused its name to be signed by its Authorized Representative this 29 day of May, 2005.

1300 North State Parkway, L.L.C., a Delaware limited liability company

By: [Signature]

Authorized Representative

LEGAL DESCRIPTION
SEE EXHIBIT A ATTACHED

State of Illinois, County of Cook ss.

I understand, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James McKeivitt, Authorized Representative of 1300 North State Parkway, L.L.C., 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 he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of 1300 North State Parkway, L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of DEC 2005.



[Signature]
Notary Public

My commission expires on _____

This instrument was prepared by Eileen C. Lally, 111 West Washington, Suite 1401, Chicago, Illinois 60602

UPON RECORDING MAIL TO:
Lou Cohen, Esq.
Piper, Rudnick, Gray, Cary, US, LLP
203 North LaSalle, Unit 1400
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:
Richard A. Chaifetz
1300 North State Parkway
Unit 701
Chicago, Illinois 60610

UNOFFICIAL COPY**EXHIBIT A
LEGAL DESCRIPTION****PARCEL 1:**

UNITS 701 & P-38 IN THE AMBASSADOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 5, 6 AND 7 IN THE SUBDIVISION OF LOT 5 AND OF SUBLOT 1 OF LOT 4 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0511618089, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EXCLUSIVE RIGHT TO USE PARKING SPACE P-39 AND STORAGE SPACE S-40, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0511618089.

"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 EASEMENTS FOR THE BENEFIT OF SAID PROPERTY 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 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."

Subject only the following matters: (1) current, non-delinquent real estate taxes and real estate taxes for subsequent years; (2) the terms and provisions of the Declaration of Condominium Ownership for The Ambassador ("Declaration") and any amendments thereto; (3) public and utility easements, including any easements established by, or implied from, the Declaration and any amendments thereto; (4) covenants, conditions and restrictions of record, which do not materially interfere with Purchaser's use, enjoyment or value of the Premises; (5) applicable zoning and building laws, ordinances and restrictions; (6) roads and highways, if any, (7) limitations and conditions imposed by the Act; (8) encroachments, if any, which do not materially, adversely impair the use and enjoyment or the value of the Premises as a residence provided that such encroachments may be insured over at Seller's sole cost in form and substance reasonably acceptable to Purchaser; (9) installments due after the date of the Closing for assessments established pursuant to the Declaration; (10) matters over which the Title Company is willing to insure at Seller's sole cost in form and substance reasonably acceptable to Purchaser; (11) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (12) Purchaser's mortgage, if any; and (13) leases, licenses and management agreements, if any, affecting the Property; so long as any such lease, license or management agreement affects the Property as a whole, and not just the Premises.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Numbers: 17-04-218-033-0000 and 17-04-218-034-0000

Address of Real Estate: 1300 North State Parkway, Units 701 and P-38, Chicago, Illinois 60610

This instrument was prepared by: Eileen C. Lally, 111 West Washington, Suite 1401, Chicago, Illinois 60602

UPON RECORDING MAIL TO

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