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SPECIAL WARRANTY DEED

GIT



Doc#: 0606047148 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/01/2008 12:46 PM Pg: 1 of 2

THIS INDENTURE, made this
11th day of January,
2006, between CIRCUIT CITY
STORES, INC., a Virginia
corporation and duly
authorized to transact
business in the State of
Illinois, Grantor, and

PETER DELBOCA

451 W. 44th Street, #24, New York, NY 10036

~~husband and wife, not as Joint Tenants nor as Tenants in Common but as~~
~~TENANTS BY THE ENTIRETY~~, Grantee. The Grantor for and in consideration of
the sum of TEN AND NO/100 DOLLARS, in hand paid by the grantee, the receipt
whereof is hereby acknowledged, and pursuant to authority of the Board of
Directors of said company, by these presents does CONVEY AND WARRANT unto
the grantee, FOREVER, all the following described real estate, situated in
the County of Cook and State of Illinois known and described as follows, to
wit:

PARCEL 1: UNIT 1301 AND PARKING SPACE # 57 TOGETHER WITH ITS UNDIVIDED PERCENTAGE
INTEREST IN THE COMMON ELEMENTS IN KINZIE STATION CONDOMINIUM AS DELINEATED
AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00332543, AS AMENDED,
IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH
AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 99992382
FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: 2004 and subsequent years real estate taxes.
Covenants, conditions and restrictions of record.

P.I.N. 17-09-302-008-1080 and 17-09-302-008-1198

Property Address: 330 N. Jefferson Street, #1301, Chicago, IL 60661

This conveyance is made subject to all legal highways, all exceptions,
reservations, easements, rights of way, restrictions and conditions
contained in prior instruments of record in the chain of title of the
property conveyed hereby, all zoning laws, ordinances, or regulations, and
all easements and servitudes which are visible or appurtenant to said land.

Grantor does hereby covenant with Grantee to warrant and defend title to
the property described above against the lawful claims and demands of all
persons claiming by, through or under Grantor; however, Grantor's liability
or obligation pursuant to this warranty for any one claim or demand or all
claims and demands in the aggregate, shall in no event exceed the amount of
consideration paid by Grantee as stated herein.

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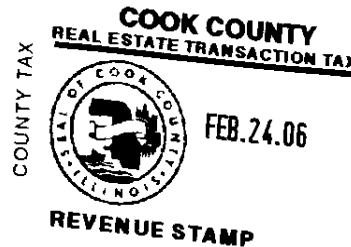
Grantor makes no representation as to the property conveyed hereby, or its condition, its merchantability or its suitability for any particular use or purpose and grantee, by its acceptance of this deed, hereby acknowledges that it has been given the opportunity to inspect the property conveyed hereby, including subsurface conditions, and accepts the same "as-is". Grantee shall not make any claim against grantor for diminution of the value of the property, remediation of any contamination on the property, loss of use of the property or other latent or patent defect on the property.

IN WITNESS WHEREOF, said grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Special Assistant Vice President, and attested by its Special Assistant Corporate Secretary this 11th day of January, 2006.

CIRCUIT CITY STORES, INC.

BY: Linda M Owen
Its: Relocation Manager

COMMONWEALTH OF VIRGINIA)
) ss.
COUNTY OF HENRICO)



REAL ESTATE TRANSFER TAX
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0000032915

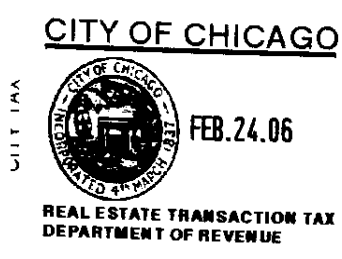
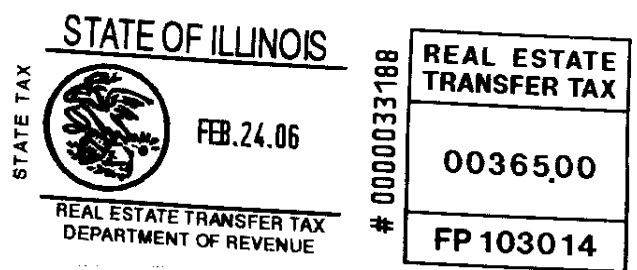
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that LINDA M. OWEN, personally known to me to be the Relocation Manager of CIRCUIT CITY STORES, INC., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of January, 2006.

(notary seal)

John James - Here
Notary Public Nov. 30, 2007

Prepared by: Edwin H. Shapiro, Attorney at Law
1111 Plaza Drive, Suite 570, Schaumburg, Illinois 60173
Mail to: Michael Jacobs, Attorney at Law
660 LaSalle Place, Suite 100, Highland Park, IL 60035
Send tax bills to: PETER DELBOCA (Property Address)



REAL ESTATE TRANSFER TAX
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0000017662