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GIT

4360414 CHW '13

SPECIAL WARRANTY DEED

After Recording Mail To:

Avraham Zaguri
7400 N Washfernaw
Chicago, IL 60645

Mail Tax bills to:

Same as above



Doc#: 0606947040 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/10/2006 10:16 AM Pg: 1 of 4

This 21ST day of FEBRUARY 2006, Know All Men By These Presents that 30 EAST HURON, LLC, a Delaware limited liability company (the "Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid, by AVRAHAM ZAGURI, a married man (the "Grantee"), whose address is 7400 N. Washfernaw Chicago 60645 to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, as N/A, the following described property, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Commonly known as: Units 3109 & P-261, 30 East Huron Street, Chicago, Illinois 60611.

P.I.N.: Part of 17-10-104-037- 1229 (UNIT) AND 17-10-104-037- 1727 (PARKING)

(the "Property") subject to the matters listed on Exhibit "B," attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

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Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit(s) described herein, the rights and easements for the benefit of said unit(s) set forth in the Declaration of Condominium for 30 E. Huron, a condominium (the "Declaration"); 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, restrictions, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provision of said Declaration were recited and stipulated at length.

Either (a) no tenant had a right of first refusal to purchase the Property on the date on which the Grantor gave the notice required by Section 30 of the Illinois Condominium Property Act (the "Act"); (b) at the date on which the Grantor gave the notice required by Section 30 of the Act, the Unit was occupied and the tenant thereof failed to exercise or waived its first right and option to purchase the Unit, all as provided in the Act or (c) the Grantee was a tenant of the Unit prior to the conversion of the Property to Condominium.

EXECUTED this 21st day of February, 2006.

30 East Huron, LLC, a Delaware limited liability company

30 East Huron Holdings, LLC, a Delaware limited liability company, member

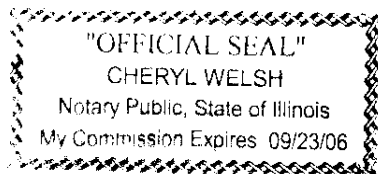
By: [Signature]
Valerie Hedge, duly authorized representative

STATE OF ILLINOIS §
 §
COUNTY OF COOK §

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Valerie L. Hedge, personally known to me to be a duly authorized representative of 30 East Huron Holdings, LLC, a Delaware limited liability company, sole member of 30 East Huron, LLC, a Delaware 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 he as such duly authorized person, signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of 30 East Huron, LLC, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 21st day of February, 2006.

(seal)



[Signature]
Notary Public

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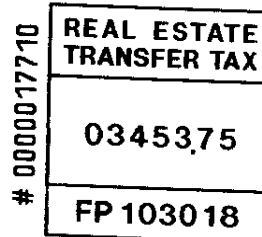
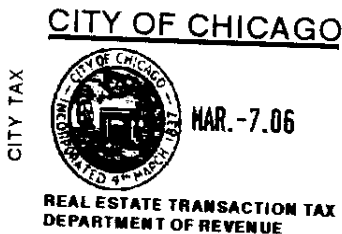
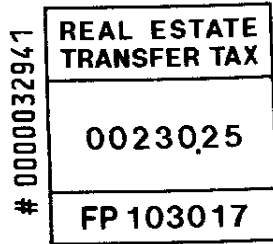
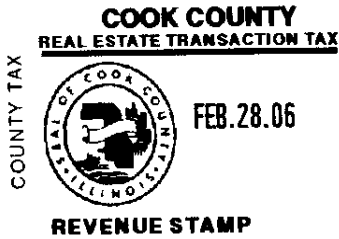
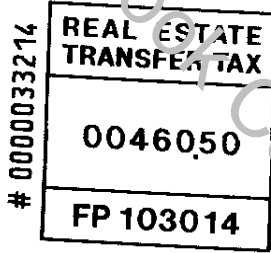
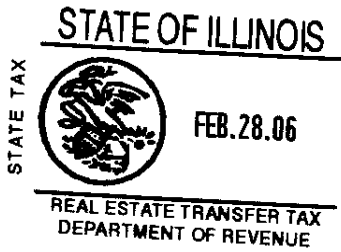
EXHIBIT A

LEGAL DESCRIPTION

Unit(s) 3109 & P-261, together with its undivided percentage interest in the common elements in 30 East Huron Condominium as delineated and defined in the Declaration recorded as Document Number 0405834042, in the West 1/2 of the Northwest 1/4 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 30 East Huron Street, Unit(s) 3109 & P-261, Chicago, IL 60611

PIN(S) 17-10-104-037-1229 (~~PREVIOUS~~) 17-10-104-037-1727 (PARKING)
(UNIT)



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EXHIBIT B

PERMITTED EXCEPTIONS

- (1) current non-delinquent real estate taxes and taxes for subsequent years;
- (2) the Act;
- (3) the Declaration and the Master Declaration of Easements, Restrictions and Covenants for Huron Plaza;
- (4) applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (5) leases and licenses affecting the Common Elements;
- (6) matters over which the title insurer is willing to insure;
- (7) rights of the current tenant under lease expiring N/A;
- (8) acts done or suffered by Grantee;
- (9) Rights of the owners of properties East of and adjoining Lot 12, their tenants and invitees, and of the parties in possession of said properties, to use the private alley located East of and adjoining Lots 2 and 8 in Henry Ives Cobb's Subdivision 47 of Kinzie's Addition to Chicago, which alley is located along the East 8 feet of Lot 12 (Affects Common Elements);
- (10) Terms, provisions and conditions contained in and rights and easements established by the Huron Plaza Operating and Easement Agreement made by American National Bank and Trust Company of Chicago, an National Banking Association, as Trustee under Trust Agreement dated August 15, 1978 and known as Trust Number 43668; American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated August 15, 1978 and known as Trust Number 43745; Capitol Bank of Chicago, as Trustee under Trust Agreement dated January 16, 1981 and known as Trust Number 150; and American Library Association, a corporation of Massachusetts, recorded May 28, 1981 as document 25885058 and filed May 29, 1981 as document LR3217118 regarding easements for ingress and egress, structural support, and maintenance of encroachments; restrictive covenants regarding the use of the property; operation of the tower building; damage to the tower building; liens debts and interest; arbitration; estoppel certificates, notices; limitations of liability; and other matters;
- (11) Grant of Easement recorded April 15, 1990 as document 90153850 and as document 90153851 to the Illinois Bell Telephone Company to construct, reconstruct, operate and maintain communication systems and equipment, together with the right of access thereto over, upon and along the following described land: Commencing at a point 100.0 feet West of the intersecting West line of North Rush Street and the South line of East Superior Street; thence South 71.41 feet along the East line of Lot 12; thence West 5.0 feet; thence North 71.41 feet to the south line of East Superior Street; thence East 5.0 feet to the point of beginning.
- (12) Encroachments onto land by I.B.T. underground conduit as identified on that certain ALTA/ACSM Survey dated July 2, 2003 prepared by Edward J. Molloy, Order No. 2003-0397. (Affects Common Elements).
- (13) Encroachment of the canopy along west line of the land onto City of Chicago property as identified on that certain survey. (Affects Common Elements).