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SPECIAL WARRANTY DEED
STATUTORY (ILLINOIS)
(LIMITED LIABILITY COMPANY TO INDIVIDUAL)

Doc#: 0606920109 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/10/2006 09:37 AM Pg: 1 of 4

Handwritten: NNT 01 060355-2

THE GRANTOR, FEDERAL STREET I LLC, a Delaware limited liability company of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: Virgilio^{N.} Mazzeo of 8651 W. Sunset Rd., Niles, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO (above space for recorder only) AND MADE A PART HEREOF.

Permanent Real Estate Index Number (s)
17-16-405-020-0000 through and including 17-16-405-034-0000

Address of Real Estate: 640 South Federal Street, Unit 640-610, Chicago, Illinois 60605

SUBJECT TO: (1) real estate taxes and installments of special assessments not yet due and payable; (2) the Act; (3) the Declaration; (4) covenants, conditions and restrictions and building lines then of record, the ordinance of the City of Chicago recorded as document 96771296/91075841, (5) easements existing or of record; (6) leases of or licenses with respect to portion of the Common Elements, if any; (7) existing leases and tenancies, if any, with respect to the Unit; (8) encroachments, if any; (9) acts done or suffered by or judgments against Grantee, or those claiming by, through or under Grantee; and (10) 600-780 South Federal Street, Chicago Illinois, Reciprocal Easement and Operating Agreement, recorded in Cook County, Illinois as Document No. 0519432175.

Handwritten: YLC

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES 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.

GRANTOR HEREBY REPRESENTS THAT EITHER (A) THE TENANT OF UNIT AFORESAID HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

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

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager this 28 of February, 2006.

Federal Street I LLC
a Delaware limited liability company

BY: [Signature]
James D. Letchinger, Its Manager

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that James D. Letchinger the Manager of Federal Street I LLC, 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 the said instrument as his free and voluntary act and that of the Grantor for the uses and purpose therein set forth.

Given under my hand and official seal, this 28 day of February, 2006.
"OFFICIAL SEAL"
THERESA R. NOEL
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 01/10/2010
[Signature]
Notary Public

This Instrument was prepared by Brown, Udell & Pomerantz, 1332 N. Halsted Street Suite 100, Chicago, IL.
Mail to: Send subsequent tax bills to:

Robert Lathas
1905 W. Chicago Ave.
Chicago, IL 60622

Virgilio Mazzeo
640 S. Federal, Unit 610
Chicago, IL 60605



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Legal Description

Parcel A:

Unit 640-610 in the Printers Square Condominium as delineated on a plat of survey of the Printers Square Condominium which is a plat of part of the following described real estate:

Parcel 1: Lots 17 to 32, both inclusive, in Brand's Subdivision of Block 125 in the School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lots 2, 5 (except the West 5.64 feet of the North Half of said Lot 5) 8, 11, 14, 17 and 20 (except that part of Lots 2, 5, 8, 11, 14, 17 and 20 lying West of the East line of alley running North and South across the rear of said Lots as located on July 1, 1969) in Goodhue's Subdivision of Block 126 in the School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, and is attached as Exhibit "B" to the Declaration of Condominium recorded January 31, 2006 as document number 0603134126 as amended from time to time, together with such units undivided percentage interest in the common elements.

Parcel B:

Non-exclusive easement for ingress and egress appurtenant to and for the benefit of that part of Parcel A lying in Parcel 2 of the tract of which Parcel A is a part as aforesaid, as set forth in Agreement recorded as document 5556380 and in Agreement recorded as document 13016947 over and upon the North and South private alley running across the rear or Westerly portion of Lots 2, 5, 8, 11, 14 and 17 in Goodhue's Subdivision of Block 126 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel C:

Exclusive and non-exclusive easements appurtenant to and for the benefit of Parcel A contained, and more particularly defined and described, in Reciprocal Easement and Operating Agreement dated as of July 8, 2005 and recorded July 13, 2005 as document 0519432173 made among Waterton Printers' Square, L.L.C., a Delaware limited liability company, Federal Street I LLC, a Delaware limited liability company and Printers Square Garage LLC, an Illinois limited liability company over and across the Commercial Parcel defined and described therein

P.I.N. 17-16-405-020-0000 through and including 17-16-405-034-0000


REAL ESTATE TRANSFER TAX
00090.00
FP326657

REAL ESTATE TRANSFER TAX
00180.00
FP326703


REAL ESTATE TRANSFER TAX
01350.00
FP326675

086600000000


COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAR. -2.06
REVENUE STAMP
COUNTY TAX



STATE OF ILLINOIS
STATE TAX
MAR. -2.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



CITY OF CHICAGO
CITY TAX
MAR. -2.06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE



000008588

000018729

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PERSONAL UNDERTAKING

WHEREAS, the Near North National Title LLC hereinafter referred to as the "Company", is about to issue its title insurance policy or policies or commitments therefore, all hereinafter referred to as the "Title Insurance Policy", No. N01060355, in respect to the land described therein.

AND WHEREAS, the Company has raised as title exceptions on the Title Insurance Policy certain defects, liens, encumbrances, adverse claims or other matters, all hereinafter referred to as "Exceptions to Title", described as follows:

ANY LIEN, OR RIGHT TO LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED FOR OR ON BEHALF OF FEDERAL STREET I LLC IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

AND WHEREAS, the Company has been requested to issue the Title Insurance Policy, and may hereafter, in the ordinary course of its business, issue title insurance policy or policies or commitments therefore in the form or forms now or then commonly used by the Company, or issue hold harmless or indemnity letters to induce other title insurance companies to issue title insurance policies or commitments therefore, in respect to the land or to some part or parts thereof, or interests therein, all of the foregoing being hereafter referred to as "Future Policies or Commitments", either omitting all mention of the aforesaid Exceptions to Title, or insuring against loss or damage by reason thereof;

NOW THEREFORE, in consideration of the issuance of the Title Insurance Policy and the payment of \$1.00 to the undersigned by the Company, the sufficiency and receipt of which are hereby acknowledged, the undersigned, jointly and severally, for themselves, heirs, personal representatives, and assigns do hereby covenant and agree with the Company: (1) to forever fully protect, defend, and save the Company harmless from and against all the Exceptions to Title, in and from any and all loss, costs, damages, attorneys' fees, and expenses of every kind and nature which it may suffer, expend or incur under, or by reason, or in consequence of the Title Insurance Policy on account, or in consequence, or growing out of the Exceptions to Title or on account of the assertion or enforcement or attempted assertion or enforcement thereof or of any rights existing or hereafter arising, or which may be claimed to exist under, or by reason or in consequence, or growing out of the Exceptions to Title or any of them; (2) to provide for the defense, at their own expense, on behalf and for the protection of the Company and the parties insured or who may become insured, against loss or damage under the Title Insurance Policy (but without prejudice to the right of the Company to defend if it so elects) in all litigation consisting of actions or proceedings based on any Exceptions of Title, which may be asserted or attempted to be asserted, established or enforced in, to upon, against or in respect to the land or any part thereof, or interest therein; (3) to pay, discharge, satisfy, and remove from the title to the land, and clear from the public record all of the Exceptions to Title on or before February 28, 2006; and (4) that each and every provision herein shall extend and be in force concerning Future Policies or Commitments.

Federal Street I LLC

BY: 

James D. Letchinger, Its Manager

900 N. North Branch
Chicago, Illinois