



Doc#: 0611842115 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/28/2006 01:53 PM Pg: 1 of 4

Mail to:

Gary Belkin
55 W. Monroe Suite 3300
Chicago, Illinois 60603

This instrument was prepared by:

Todd Stennes
Sonnenschein Nath & Rosenthal LLP
8000 Sears Tower
Chicago, Illinois 60606

SPECIAL WARRANTY DEED

THIS Special Warranty Deed is made by 474 LAKE SHORE DRIVE ASSOCIATES, L.L.C., an Illinois limited liability company having an address at 303 West Madison, Suite 1000, Chicago Illinois 60606 (the "Grantor") in favor of F. Wilford Germino and Darlene Germino (the "Grantee"), *husband and wife as Joint Tenants.*

WITNESSETH that: **FIRST AMERICAN TITLE order #** *1354491*

The Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, as Joint Tenants with Rights of Survivorship and to its successors, heirs and assigns, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

(See Exhibit A attached hereto and made a part hereof).

Grantor also hereby grants to Grantee, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit for said unit set forth in the Declaration of Condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Condominium Declaration for the benefit of the remaining land described therein (including, but not limited to, easements and rights which may be granted or retained in a Declaration of Easements to be recorded after the date hereof, as contemplated by the Declaration of Condominium). This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in the Declaration of Condominium and the Declaration of Easements the same as though the provisions of said Declarations were recited and stipulated at length herein.

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 Grantor either in law or equity, of, in and to the above described premises, with the

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hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered 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, Grantor WILL WARRANT AND DEFEND, subject to (1) current non-delinquent real estate taxes and taxes for subsequent years; (2) other assessments or installments thereof not due and payable as of the date hereof; (3) the Condominium Act of the State of Illinois; (4) the Condominium Declaration and the CCR Declaration (as defined in the Condominium Declaration); (5) public, private and utility easements, (6) covenants, conditions and restrictions of record that do not adversely affect Grantee's use of the premises for residential purposes; (7) applicable zoning, planned unit development and building laws, ordinances and restrictions; (8) leases and licenses affecting the common elements of the Condominium; (9) other matters over which the title insurer is willing to insure; (10) acts done or suffered by the Grantee; (11) Grantee's mortgage, if any; (12) the lease, if any, to which Grantee is to take subject pursuant to Paragraph 9 of that certain Condominium Purchase Agreement by and between Grantor and Grantee; and (13) rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for waterways, roads and highways, if any.

If the Grantee hereof is not the person, persons or entity which was the tenant of the property transferred and conveyed pursuant hereto at the time of provision of the Notice of Intent contemplated by 765 ILCS 605/30, then the person, persons or entity which was a tenant of such property at such time has either waived or failed to exercise the right of first refusal or option granted pursuant to such statute or had not right of first refusal or option with respect to the property being transferred pursuant hereto.

IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of April 12, 2006.

474 LAKE SHORE DRIVE ASSOCIATES, L.L.C.,
an Illinois limited liability company

By: EMS Associates, L.L.C., an Illinois limited
liability company, its Manager

By: 
Name: Cheryl A. Bancroft

Its: One of the Managing Members

The undersigned, a Notary Public in and for said County and State, does hereby certify that Cheryl A. Bancroft, who is one of the members of EMS Associates, L.L.C, which is the manager of 474 Lake Shore Drive Associates, L.L.C., a limited liability company formed under the laws of the State of Illinois, is personally known to me to be the same person whose name is

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subscribed to the foregoing instrument as such and 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 and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official on April 12, 2006.

Jacqueline Neal

Notary Public

My commission expires:



COUNTY TAX

REVENUE STAMP

APR. 26. 06

COOK COUNTY
REAL ESTATE TRANSACTION TAX

0000026039

REAL ESTATE TRANSFER TAX	00307.00
FP 103028	

CITY TAX

CITY OF CHICAGO

APR. 26. 06

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000003020

REAL ESTATE TRANSFER TAX	04605.00
FP 102812	

STATE TAX

STATE OF ILLINOIS

APR. 26. 06

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000025838

REAL ESTATE TRANSFER TAX	00614.00
FP 103027	

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EXHIBIT A

PARCEL 1:

UNIT NO. 5305 TOGETHER WITH PARKING SPACE PS305, PS306 IN 474 NORTH LAKE SHORE DRIVE, A CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 2 IN BLOCK 5 IN CITYFRONT CENTER AND PART OF THE OGDEN SLIP LYING SOUTHERLY OF AND ADJOINING SAID LOT 2, BEING A PART OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 10, 2005 AS DOCUMENT NO. 0531422075, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE HSN56, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND 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.

COMMON ADDRESS: 474 North Lake Shore Drive, Chicago, Illinois

PIN NOS.: 17-10-219-001
17-10-222-002

'grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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.'

'mortgagor also hereby grants to the mortgagee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said land set forth in the declaration of condominium. This mortgage is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.'