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(1 of 3)



Doc#: 0615933234 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/08/2006 01:26 PM Pg: 1 of 4

Prepared by:

Douglas A. Hanson, Esq.
Schuyler Roche & Zwirner, P.C.
One Prudential Plaza
130 East Randolph Street
Suite 3800
Chicago IL 60601

After Recording Mail To:

Kristen L. Ruben
Ruben & Goldberg LLC
3605 Woodhead Drive #108
Northbrook, IL 60062

8336786 D2 KARSA

SPECIAL WARRANTY DEED

This Indenture is made as of the 1st day of June, 2006, between **GARLAND CONDOMINIUM, LLC**, an Illinois limited liability company ("Grantor"), whose address is c/o L.J. Sheridan & Co., 111 North Wabash Avenue, Suite 818 Chicago, Illinois 60602, and **RBS REAL ESTATE PROPERTIES, LLC** ("Grantee") whose address is 111 North Wabash Avenue, Unit 1620, Chicago, Illinois 60602:

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid. By the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY, with special warranty covenants unto Grantee, and its successor and assign, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois to wit:

UNIT NO 1620 IN THE GARLAND OFFICE CONDOMINIUM, AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 7 AND 8 IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO, IN FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE GARLAND OFFICE CONDOMINIUM ASSOCIATION, RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 0614218032, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

Box 400-CTCC

PIN# 17-10-309-009-0000

Commonly known as: UNIT 1620, 111 North Wabash Avenue, Chicago, Illinois 60602

- (a) The Tenant of Unit 1620 has waived or has failed to exercise the right of first refusal; or
- ~~(b) The Tenant of Unit ___ had no right of first refusal; or~~
- ~~(c) The Grantee was the Tenant of the Unit prior to the conversion of the building to a condominium.~~

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Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Declaration of Condominium, aforesaid, 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 the Declaration were recited and stipulated at length herein.

Together with the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, forever.

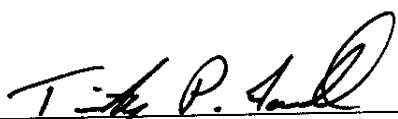
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein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

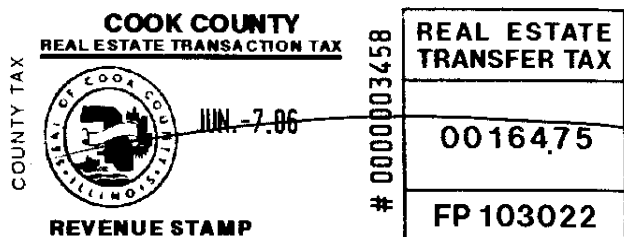
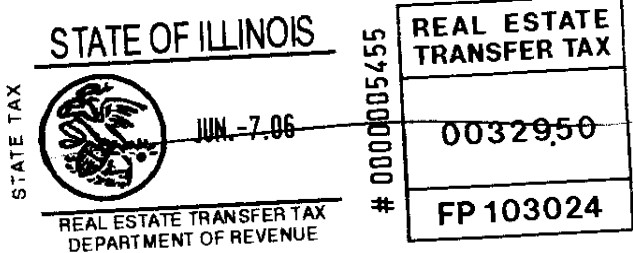
IN WITNESS WHEREOF, said Grantor has signed these presents as of the day and year first above written.

GARLAND CONDOMINIUM, LLC, an Illinois limited liability company

By: FIC Development Group, LLC,
a Delaware limited liability company,
its managing member

By: Financial Investments Corporation, an Illinois corporation,
its managing member

By: 
Timothy P. Farrell, President

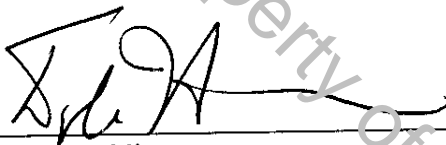


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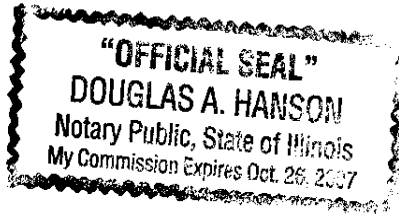
STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Timothy P. Farrell, as President of Financial Investments Corporation, being the managing member of FIC Development Group, LLC, being the managing member of Garland Condominium, LLC, 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 as such President, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of June, 2006.




 Notary Public



Mail Subsequent Tax Bills To:
 RBS Real Estate Properties, LLC
 111 North Wabash Avenue
 Unit 1620
 Chicago, Illinois 60202

CITY OF CHICAGO

CITY TAX

 JUN.-7.06

REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0007007000

REAL ESTATE TRANSFER TAX
02471.25
FP 03023

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EXHIBIT A

PERMITTED ENCUMBRANCES

1. General and special real estate taxes and assessments not due and payable at the time of Closing;
2. The Condominium Declaration, including all amendments and exhibits thereto, and all Condominium Documents;
3. The Act;
4. Easements, Building and Building line restrictions of record, applicable Building and zoning laws and ordinances;
5. Rights, agreements, covenants, conditions and restrictions of record;
6. Acts done or suffered by or judgments against Purchaser or anyone claiming by, through or under Purchaser;
7. Purchaser's mortgage, if any, and related documents;
8. Leases or licenses affecting the Common Elements;
9. Liens and other matters of title over which the Title Insurer is willing to insure without cost to Seller or Purchaser;
10. That certain Easement Agreement between Garland Office LLC, an Illinois limited liability company, and The Heritage at Millennium Park, LLC, a Delaware limited liability company, dated October 25, 2002 and recorded on November 27, 2002 as Document No. 0021314742.