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(1/2)

After Recording Return to:

SCOTT A. Labow / Zamparo & Labow
25 Tri. State Intl; #150
Lincolnshire IL 60069



Doc#: 0619853149 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/17/2006 12:22 PM Pg: 1 of 4

Send Subsequent Tax Bills to:

David Ablin
908 Hampstead Ct.
Barrington IL 60010

SPECIAL WARRANTY DEED

This Indenture is made on July 10, 2006, between 201 EAST DELAWARE, LLC, a Delaware limited liability company ("Grantor"), 201 East Delaware Street, Chicago, Illinois 60611, and DAVID ABLIN, A MARRIED MAN ("Grantee"), whose address is 908 Hampstead Ct., Barrington IL 60010;

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, as JOINT TENANTS W/CS - N/A, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

Unit No. 409 in The Raffaello Condominium, as delineated on and defined on the plat of survey (attached as Exhibit "A" to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Raffaello Condominium, recorded in the Cook County Recorder of Deeds as Document No. 0617734070 as amended from time to time) of the following described parcel of real estate together with its undivided percentage interest in the common elements: *See Exhibit A attached hereto and made a part hereof*

Grantor also hereby grants to 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 the Declaration were recited and stipulated at length herein.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or 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;

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EXHIBIT A

LEGAL DESCRIPTION

UNIT(S) 409 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE RAFFAELLO CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0617734070 IN THE SOUTH FRACTIONAL ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


PERMANENT REAL ESTATE INDEX NUMBER:

17-03-221-001-0000 (PRECONVERSION PIN)


ADDRESS OF PROPERTY:

201 East Delaware Street
Chicago, Illinois 60611


Property of Cook County Clerk's Office

CITY OF CHICAGO
 CITY TAX

 JUL. 13.06
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000019269
 REAL ESTATE TRANSFER TAX
 02238.75
 FP 103018

STATE TAX
 STATE OF ILLINOIS

 JUL. 13.06
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000036315
 REAL ESTATE TRANSFER TAX
 00298.50
 FP 103014

COUNTY TAX
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 JUL. 13.06
 REVENUE STAMP

0000036039
 REAL ESTATE TRANSFER TAX
 00149.25
 FP 103017

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE;
2. THE ACT;
3. THE PLAT AND THE CONDOMINIUM DECLARATION, INCLUDING ALL OTHER AMENDMENTS AND EXHIBITS THERETO;
4. ENCROACHMENTS WHICH DO NOT MATERIALLY AFFECT THE USE OF THE UNIT AS A HOTEL CONDOMINIUM UNIT;
5. LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS AND THE SHARED FACILITIES UNIT;
6. EASEMENTS, AGREEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS OF RECORD, WHICH DO NOT MATERIALLY AFFECT THE USE OF THE UNIT AS A HOTEL CONDOMINIUM UNIT;
7. RIGHTS OF SELLER, OTHER CONDOMINIUM UNIT OWNERS AND GUESTS AND INVITEES IN AND TO THE COMMON ELEMENTS AND THE SHARED FACILITIES UNIT;
8. ANY CONSTRUCTION EASEMENT AGREEMENT INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO;
9. ACTS DONE OR SUFFERED BY, THROUGH OR UNDER PURCHASER; AND
10. LIENS AND OTHER MATTERS OF TITLE OVER WHICH GREATER ILLINOIS TITLE COMPANY IS WILLING TO INSURE.