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After Recording Return to:	*******
Voz Fox	
170 W. MISTY DR	Serges responsible to the service of
PALATINE IL 60074	Doc#: 0619853185 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds
Send Subsequent Tax Bills to:	Date: 07/17/2006 01:04 PM Pg: 1 of 4
SAME	
90	
SPECIAL WARRANTY DEED	
This Indenture is made on July 7 , 200	06 between 201 EAST DELAWARE, LLC
a Delaware limited liability company ("Crantor"), 201 East D	
Paul Murray and Cynthia E. Miriay, not as tenants in common but as joint tenant with rights to survivorship as to an undivided 50% and Von Fox as to an undivided 50% (collectively the (Grantor"), 776 w. MISTY DI, PALATINE, I	
WITNESSETH, that Grantor, for and in consideration other good and valuable consideration in hand paid, by the Grantor acknowledged, by these presents does GRANT, PARG warranty covenants unto Grantee, as see above FOREVER, all of the following described real estate, situated in	cantee, the receipt and sufficiency whereof is GAIN, SELL AND CONVEY with special
Unit No. 209 in The Raffaello Condominator of survey (attached as Exhibit "A" to the Declara Easements, Restrictions, Covenants and By-Laws for The Cook County Recorder of Deeds as Document No. 06 the following described parcel of real estate together with the common elements: See Exhibit A attached hereto and made of the common elements: See Exhibit A attached hereto and made of the common elements:	The Raffaello Condominium, recorded in the 17734070 as amended from time to time) of with its undivided percentage interest in the

Grantor also hereby grants to Grantee, its successors and assigns, as rights ar. i 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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And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the 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 persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

Either (a) no tenant had a right of first refusal to purchase the unit(s) 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.

IN WITTLESS WHEREOF, Grantor has signed these presents as of the day and year first above The Coop Collins written.

201 EAST DELAWARE, LLC, a Delaware limited liability company

201 East Delaware Holdings, LLC, its sole

manager and managing member

Valerie L. Hedge, Authorized Signatory

STATE OF ILLINOIS) COUNTY OF COOK )

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Valerie L. Hedge, as authorized signatory of 201 East Delaware Holdings, LLC, a Delaware limited liability company, the sole manager and managing member of 201 East Deliware LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signatory, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as her own free and voluntary act and the free and voluntary act of such company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this The day of

Notary Public

OFFICIAL SEAL Anthony S. Chiong Notary Public. State Of Illinois My Commission Expires 9-26-2007

This instrument was prepared by:

Valerie L. Hedge, Attorney, 201 E. Delaware, Chicago, Illinois 60611

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#### **EXHIBIT A**

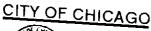
#### **LEGAL DESCRIPTION**

UNIT(S) 209, 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 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER:

17-03-221-001-00 JO

ADDRESS OF PROFERTY: 201 East Delaware Street Chicago, Illinois 60611





JUL.13.06

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX

02287.50

# FP 103018

### STATE OF ILLINOIS



JUL.13.06

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX

00305.00

# FP 103014

COCY COUNTY

REAL ESTATE THAT SO CTION TAX

VILL 13.06

REVENUE STAMP

REAL ESTATE TRANSFER TAX

0015250

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, AGPLEMENTS, 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 FACTILITIES UNIT;
- 8. ANY CONSTRUCTION EASEMENT AGREEMENT INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO;
- 9. ACTS DONE OR SUFFERED BY, THROUGH OF UNDER PURCHASER; AND
- 10. LIENS AND OTHER MATTERS OF TITLE OVER WHICH GREATER ILLINOIS TITLE COMPANY IS WILLING TO INSURE.