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Doc#: 0622731017 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/15/2006 10:09 AM Pg: 1 of 4

DOCUMENT PREPARED BY:

Bell, Boyd + Lloyd LLC
70 W. Madison, Suite 3100
Chicago, IL 60602
Attn: Lawrence Eiben

AFTER RECORDING RETURN TO:

Bell, Boyd + Lloyd LLC
70. W. Madison, Suite 3100
Chicago, IL 60602
Attn: Lawrence Eiben

(Space above this Line for County Recorder's Use Only)

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SPECIAL WARRANTY DEED
[Illinois]

THE GRANTOR, 158 EAST ONTARIO CORP., an Illinois corporation, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other valuable consideration, hereby **REMISES, RELEASES, ALIENS and CONVEYS** to 150 EAST ONTARIO ACQUISITIONS, LLC, a Delaware limited liability company, all of Grantor's right, title and interest in the real property situated in the State of Illinois, County of Cook, legally described on *Exhibit A* attached hereto and made a part hereof, subject to those matters set forth on said *Exhibit A*. The addresses and permanent index numbers of said real estate are set forth on said *Exhibit A*.

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, TO HAVE AND TO HOLD the said described property forever. Grantor does covenant, promise and agree that it has not done or suffered to be done anything whereby the said described property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and Grantor will warrant and defend same for all persons claiming by through or under Grantor, subject to the matters set forth on *Exhibit A*.

Box 400-CTCC

CITY TAX
CITY OF CHICAGO
AUG. 11. 06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
37500.00
0000004007
FP 103023

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed and delivered as of the 31st day of July, 2006.

158 East Ontario Corp., an Illinois corporation

By: 

Its: President

Send subsequent tax bills to:

Monaco Development, LLC
625 N. Michigan Ave, Suite 525
Chicago, IL 60611

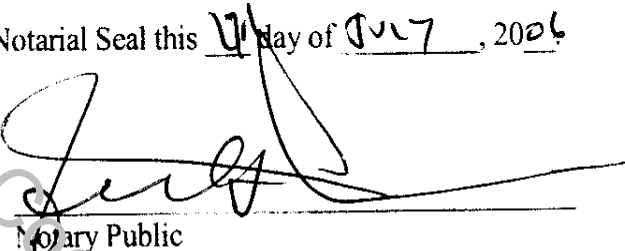
Property of Cook County Clerk's Office

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STATE OF ~~ILLINOIS~~ ^{New York}
COUNTY OF ~~COOK~~ ^{New York}) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that ROBERT ROSEN, as President of 158 CWS ONFARM LLC, a(n) Illinois Corporation limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such appeared before me this day in person and acknowledged that he signed and delivered the said instrument as own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal this 11 day of July, 2006



Notary Public

REID A. ROSEN
Notary Public, State of New York
No. 60-4951341
Qualified in Westchester County
Commission Expires May 22, 2007

STATE TAX

AUG. 11. 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
05000.00
FP 103024
0000005903

COUNTY TAX

AUG. 11. 06
REVENUE STAMP
COOK COUNTY
REAL ESTATE TRANSACTION TAX

REAL ESTATE TRANSFER TAX
02500.00
FP 103022
0000003908

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Exhibit A

Legal Description

PARCEL 1:

LOTS 9 AND 10 IN BATES, ROGERS AND NORTON'S RESUBDIVISION OF THE WEST 200 FEET OF THE SOUTH 1/2 OF BLOCK 33 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 11 IN ASSESSOR'S DIVISION OF PARTS OF BLOCKS 33 AND 53 AND BLOCKS 39, 46 AND 47 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Perm Tax # 17-10-114-012-0000
 17-10-114-013-0000
 17-10-144-014-0000

Commonly Known as 154-158 East Ontario, Chicago, IL

Permitted Exceptions

1. Matters revealed by an accurate survey of the Land and Improvements.
2. Building and zoning laws, ordinances and regulations.
3. Reservations of minerals and mineral rights.
4. The inchoate lien for unpaid taxes and assessments not payable by grantor under the terms of the sale agreement.
5. Easements, covenants, conditions, restrictions, party wall agreements and memoranda which are a matter of public record.
6. The Memorandum.
7. To the extent Seller or any affiliate remains in possession of the property following closing in accordance with the provisions of Section 15(v) of the sale contract or in accordance with any lease, a memorandum in recordable form describing the rights and obligations of Seller and Buyer in accordance with such provisions.
8. Any financing statements which are related to the personal property, equipment, furniture or fixtures of grantor or its affiliates and which are a matter of public record.