

4372039-1/3

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After Recording Return to:

GIT

DR. RAMANA K. Puppala
8 Red Hill Lane
S. Barrington, IL 60010

Doc#: 0623553182 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/23/2006 02:14 PM Pg: 1 of 4

Send Subsequent Tax Bills to:

Dr. Ramana K. Puppala
8 Red Hill Lane
S. Barrington, IL 60010

GIT

4372039(1/3) SPECIAL WARRANTY DEED

This Indenture is made on AUGUST 17, 2006, between **201 EAST DELAWARE, LLC**, a Delaware limited liability company ("Grantor"), 201 East Delaware Street, Chicago, Illinois 60611, and **RAMANA KUMAR PUPPALA** ("Grantee"), whose address is

8 Red Hill Lane, S. 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 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. 902 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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TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

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

201 EAST DELAWARE, LLC, a Delaware limited liability company

By: 201 East Delaware Holdings, LLC, its sole manager and managing member

By: [Signature]
Valerie L. Hedge, Authorized Signatory

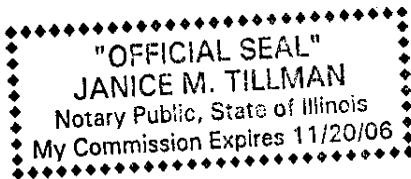
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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 Delaware, 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 17th day of August, 2006.

[Signature]
Notary Public

(seal)



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) 902 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



AUG. 21. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000019770

REAL ESTATE
TRANSFER TAX

02167.50

FP 1030 18

STATE OF ILLINOIS

STATE TAX



AUG. 21. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000037196

REAL ESTATE
TRANSFER TAX

00289.00

FP 1030 14

COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX



AUG. 21. 06

REVENUE STAMP

0000036921

REAL ESTATE
TRANSFER TAX

00144.50

FP 1030 17

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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.