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SPECIAL WARRANTY DEED (ILLINOIS)

Doc#: 0630620006 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/02/2006 07:23 AM Pg: 1 of 3

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

THIS INDENTURE, made this 17 day of October, 2006, between METROPOLIS, LLC, an Illinois limited liability company, party of the first part, and Seymour Frumkin and Lyubov Frumkin, not as joint tenants or as tenants in common but as tenants by the entirety, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heir(s) and assign(s), FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, not as joint tenants or as tenants in common but as tenants by the entirety, their heir(s) and assign(s), FOREVER.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heir(s) and assigns, that it 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 the said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances and other ordinances of record; (iv) covenants, conditions, restrictions, easements, agreements and building lines of record including but not limited to the Reciprocal Easement and Operating Agreement, Agreement of Covenants and Restrictions and Declaration of Easements, Covenants and Party Wall; (v) party wall rights and agreements (vi) encroachments (provided such do not materially adversely affect the intended use of the real estate); (vii) the Declaration of Condominium Ownership of Metropolis Condominium ("Declaration") as amended from time to time; (viii) the Municipal Code of the City of Chicago; (ix) public and utility easements of record; (x) private easements of record (provided such do not materially adversely affect the intended use of the real estate); (xi) leases, licenses, operating agreements, and other agreements affecting the common elements of the real estate; (xii) limitations and conditions imposed by the Illinois Condominium Property Act; (xiii) installments due after the date hereof for assessments levied pursuant to the Declaration; (xiv) liens and matters of title over which the title insurance company is willing to insure without cost to grantee; and (xv) acts done or suffered by grantee.

3LL

PIN: 17-16-206-021-0000 (Underlying)

ADDRESS OF PREMISES: 8 West Monroe Street, Unit # 1709, Chicago, Illinois 60603

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EXHIBIT "A"

PARCEL 1: UNIT 1709 & P-13 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN METROPOLIS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0610912071 IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

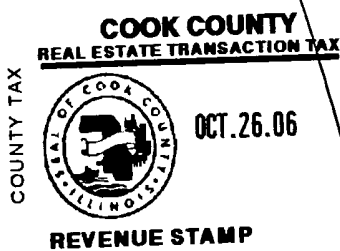
PARCEL 2: PERMANENT AND NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS AND PARTY WALL AGREEMENT RECORDED JUNE 16, 2004 AS DOCUMENT 0416811234 AND AMENDMENT THERETO RECORDED JUNE 25, 2004 AS DOCUMENT 0417742330.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED JUNE 16, 2004 AS DOCUMENT 0416811235.

PARCEL 4: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT RECORDED JANUARY 6, 2006 AS DOCUMENT 0600610119

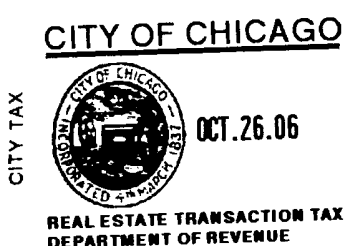
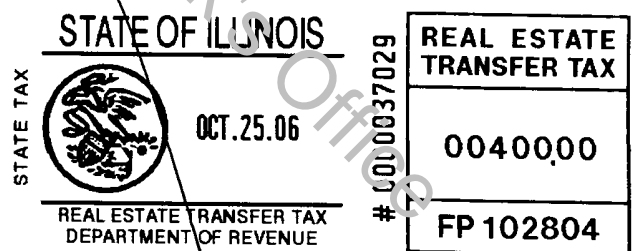
GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID AND THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AFORESAID AND SAID 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 DECLARATIONS THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.



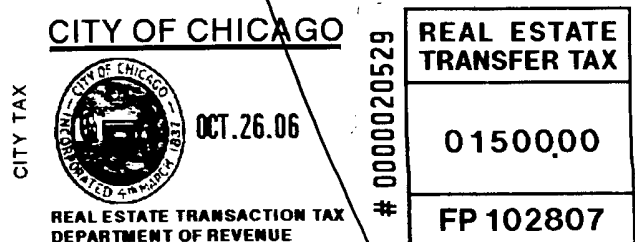
0000037014

REAL ESTATE TRANSFER TAX
00200.00
FP 102810



0000020530

REAL ESTATE TRANSFER TAX
01500.00
FP 102807



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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its manager the day and year first above written.

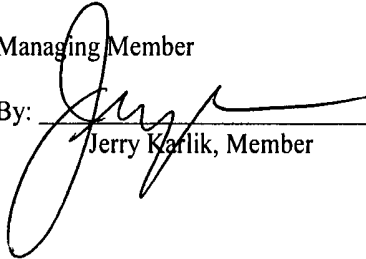
METROPOLIS, LLC,
an Illinois limited liability company

By: Metropolis Partners, LLC,
an Illinois limited liability company

Its: Managing Member

By: Kargil Metropolis, LLC,
an Illinois limited liability company

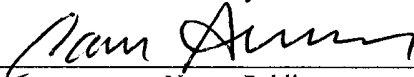
Its: Managing Member

By: 
Jerry Karlik, Member

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 Jerry Karlik, Member of Kargil Metropolis, LLC, an Illinois limited liability company, the Managing member of Metropolis Partners, LLC, an Illinois limited liability company, the Manager of Metropolis, LLC, an Illinois limited liability company personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such Member he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 17 day of October, 2006



Notary Public

INSTRUMENT PREPARED BY:
Daniel R. Bronson, Esq.
Bronson & Kahn LLC
150 North Wacker Drive, 14th Floor
Chicago, Illinois 60606



MAIL RECORDED DEED TO:
Alex Volkov, Esq.
Volkov & Berezin
555 Skokie Blvd., Suite 500
Northbrook, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:
Seymour Frumkin
Lyvbov Frumkin
Unit # 1709, 8 West Monroe Street
Chicago, Illinois 60603