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06322353950

MAIL TO:

MARTIN WAIDHOFER
106 N. ABERDEEN 4H
CHICAGO IL 60607

Doc#: 0632235395 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/20/2006 01:28 PM Pg: 1 of 6

01060000
10/3/06

SPECIAL WARRANTY DEED

THIS INDENTURE made this 9th day of ~~March~~ 2006 between WASHINGTON FLATS LLC, an Illinois limited liability company, 1246 West George, Chicago, Illinois 60657, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, as GRANTOR, MARTIN WAIDHOFER, a single man, as GRANTEE.

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is herby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, 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:

PARCEL 1:

UNIT 4H AND PARKING SPACE UNIT OFU 14, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT STORAGE SPACE LCE-6 IN THE BRIXTON LOFTS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE BRIXTON LOFTS CONDOMINIUM, WHICH PLAT OF SURVEY IS PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 22, 23, 24, 25 AND 26 IN BUNKER'S SUBDIVISION IN BLOCK 43 IN CARPENTER'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 30, 2006 AS DOCUMENT NUMBER 0618134140, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED JUNE 30, 2006 AS DOCUMENT NUMBER 0618134139 FOR STRUCTURAL SUPPORT, MAINTENANCE, AND INGRESS AND EGRESS, AS MORE FULLY DESCRIBED THEREIN.

PIN: 17-08-436-017-0000
17-08-436-018-0000
17-08-436-019-0000
17-08-436-020-0000

COMMON ADDRESS: 106 North Aberdeen, Unit 4H, Chicago, Illinois 60607

Together with all and singular the hereditament 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, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

Near North National Title
222 N. LaSalle
Chicago, IL 60601

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Property of Cook County Clerk

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00117.50 |
| FP326657 |

000009530

COOK COUNTY
REAL ESTATE TRANSACTION TAX



COUNTY TAX

NOV. 15.06

REVENUE STAMP

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00235.00 |
| FP326703 |

0000011672

STATE OF ILLINOIS



STATE TAX

NOV. 15.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 01762.50 |
| FP326675 |

0000010876

CITY OF CHICAGO



CITY TAX

NOV. 15.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

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Grantor also hereby grants to Grantee, its heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants, and By-Laws for The Brixton Lofts Condominium Association recorded on June 30, 2006 in the Office of the Recorder of Cook County, Illinois as Document Number 0618134140 (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein. Grantor further reserves to itself and its successors and assigns, and Grantee hereby grants to Grantor and its successors and assigns, the right to remedy as provided in Paragraph 20 of the Purchase Agreement dated June 19, 2004 between WASHINGTON FLATS LLC, an Illinois limited liability company and MARTIN WAIDHOFER for the purchase of the real estate (the "Purchase Agreement") the terms of which are set forth on Exhibit A, attached hereto and made a part hereof. The foregoing right of remedy herein reserved by Grantor and granted by Grantee pursuant to Paragraph 20 of the Purchase Agreement is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the real estate described herein.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their heirs 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:

- a. current non-delinquent real estate taxes and taxes for subsequent years;
- b. special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- c. the Condominium Property Act of the State of Illinois and the Municipal Code of the City of Chicago, Section 13-72 *et seq.*, including all amendments thereto;
- d. the Declaration, including all amendments and exhibits attached thereto;
- e. public, private and utility easements including any easements established by or implied from the Declaration, or amendments thereto;
- f. covenants, conditions, agreements, building lines and restrictions of record including building line restrictions and building restrictions, if any;
- g. applicable building and zoning laws, statutes, ordinances and restrictions;
- h. roads and highways, if any;
- i. leases and licenses affecting Common Elements and/or the common property governed and operated by the Association;
- j. title exceptions pertaining to liens encumbrances of a definite ascertainable amount which may be removed by the payment of money at the time of Closing and which the Grantor shall so remove at that time by using the funds to be paid upon delivery of the Deed;
- k. matters over which the Title Company is willing to insure;
- l. acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
- m. Grantee's mortgage; and
- n. the Grantor's right to repurchase the Dwelling Unit, as contained in Paragraph 19 and Paragraph 20 in the Purchase Agreement.

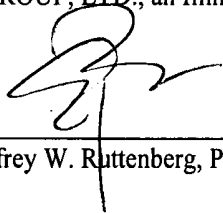
TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

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IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written.

WASHINGTON FLATS LLC
an Illinois limited liability company

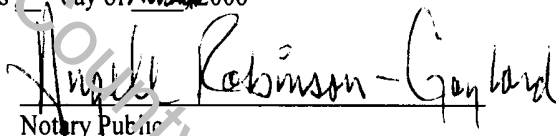
By: THE BRIXTON GROUP, LTD., an Illinois
corporation
Its: Manager

By: 
Geoffrey W. Rutenberg, President

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, ANGELE ROBINSON-GAYLORD a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Geoffrey W. Rutenberg, as President of THE BRIXTON GROUP, LTD., an Illinois corporation, as manager of WASHINGTON FLATS LLC, an Illinois limited liability company, Grantor, personally known to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 9th day of November 2006


Notary Public

This instrument was prepared by:
Nancy Schiavone, Esq. 54 West Hubbard Street, Concourse Level, Chicago, IL 60640

Send subsequent tax bills to:

MARTIN WAID HOFER
106 N. ABERDEEN #4H
CHICAGO IL 60607

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EXHIBIT A

**TO SPECIAL WARRANTY DEED DATED *November 9, 2006*
CONVEYING UNIT 4H AND PARKING UNIT OPU-14 TOGETHER WITH
THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT LCE-6,
106 NORTH ABERDEEN, CHICAGO, ILLINOIS**

19. RIGHT OF REPURCHASE.

(a) Purchaser hereby represents and warrants as of the date hereof and as of the Closing Date that Purchaser is acquiring the Dwelling Unit for personal use and not for resale or lease and that in acquiring the Dwelling Unit, Purchaser is not acting as agent or nominee for any undisclosed party. Purchaser hereby grants Seller a right to repurchase the Dwelling Unit on the terms and conditions hereinafter set forth. If Purchaser does not reside in the Dwelling Unit within seven (7) months after the Closing Date, or if within one (1) year after the Closing Date Purchaser contracts to sell or lease the Dwelling Unit, Seller shall have the right to repurchase the Dwelling Unit; provided, however, that such Seller shall have no such right if such failure to so reside in the Dwelling Unit or sale or lease is a result of Purchaser's death, disability, divorce, separation or job-related transfer. Purchaser shall notify Seller in writing not more than thirty (30) days subsequent to the execution of such a proposed sale or lease, which notice shall contain the name and address of the proposed purchaser or tenant and shall contain a copy of the proposed contract of sale or lease, including the conditions of such sale or lease. Seller shall have the right to repurchase the Dwelling Unit, which right shall be exercised by written notice to Purchaser within thirty (30) days after receipt of said notice from Purchaser, or within thirty (30) days after such seven (7) month period, on the following terms: (i) the price shall be the Repurchase Price (as hereinafter defined), plus or minus prorations of general real estate taxes, prepaid insurance premiums, monthly assessments and other similar proratable items; (ii) Purchaser shall convey, by Special Warranty Deed, good, marketable and insurable title to the Dwelling Unit to Seller, or its designee, subject only to the Permitted Exceptions (excluding acts of Purchaser) existing at Closing and any acts of Seller; (iii) closing of the repurchase shall be effected through an escrow similar to the Escrow; and (iv) Purchaser shall bear all costs of the escrow and title insurance in the amount of the Repurchase Price. The Repurchase Price shall be the Purchase Price, adjusted by the costs of all Changes pursuant to Paragraph 4, if any, plus the cost of any improvements made by Purchaser to the Dwelling Unit after the Closing Date, which costs shall be established by copies of paid bills and canceled checks delivered to Seller either at the time of giving of Purchaser's thirty (30) day notice to Seller or within thirty (30) days after such seven (7) month period. If Seller notifies Purchaser within the aforesaid thirty (30) day period of its election to purchase the Dwelling Unit, then such repurchase shall be closed within thirty (30) days after the giving of Seller's notice of such election. If Seller repurchases the Dwelling Unit, as provided herein, Purchaser agrees to reconvey the Dwelling Unit to Seller in the same physical condition as at Closing, except for ordinary wear and tear and improvements or betterments made by Purchaser to the Dwelling Unit.

(b) If Seller gives written notice to Purchaser within said thirty (30) day period that it does not elect to execute said repurchase right, or if Seller fails to give any written notice to Purchaser during the thirty (30) day period, then Seller's right to repurchase the Dwelling Unit shall terminate and Purchaser may proceed to close the proposed sale or lease; provided, however, that if Purchaser fails to close the proposed sale or lease with the proposed purchaser or tenant on the terms and conditions contained in the aforesaid notice, the right of repurchase granted to Seller herein shall remain in effect and shall be applicable to any subsequent sale or lease by Purchaser of the Dwelling Unit within the remainder of the said one year period. If Purchaser so proceeds to close the sale or lease as aforesaid, upon Purchaser's request, Seller will execute and deliver to Purchaser a release of Seller's rights under this Paragraph 19, which delivery may be conditioned upon closing of such sale or lease.

(c) Any sale, lease, assignment or conveyance of the Dwelling Unit in violation of the

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provisions of this Paragraph 19 shall be null and void and of no force and effect. The Deed to be delivered on the Closing Date hereunder shall contain provisions incorporating the foregoing right of repurchase.

(d) For purposes of this Paragraph 19 the words "sell" or "sale" shall include among other definitions any sale, transfer, articles of agreement for deed, corporate transfer or other voluntary conveyance of the Dwelling Unit, any partnership interest in any partnership owning an interest in the Dwelling Unit, any lease with an option to purchase the Dwelling Unit, any assignment of this Agreement, any assignment (except for collateral purposes only) of all or any portion of the beneficial interest or power of direction under any trust which owns legal or beneficial title to the Dwelling Unit for consideration or any conveyance or transfer which intends directly or indirectly to cause the transfer of the right of ownership. Notwithstanding the foregoing, upon Purchaser's request, Seller will deliver a written release of its rights under this Paragraph 19 following the closing of the sale of the last unit to be constructed in the Project.

(e) Seller's right of repurchase under this Paragraph 19 is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the Dwelling Unit.

20. **REMEDY.** Except for actions for breach of warranty and fraud, if any legal action commenced within five (5) years after Closing by or on behalf of Purchaser, its successors or assigns, against Seller, its agents, servants, or any shareholder or partner (general or limited) of Seller, or any other party affiliated with Seller, for any claim or cause of action arising directly or indirectly from the purchase, or use and occupancy of the Dwelling Unit, then, at the option of Seller, its successors and assigns, within a period of five (5) years from the date of the institution of said action, and upon sixty (60) days prior written notice to Purchaser, Seller, its successors and assigns, may tender back to Purchaser the Purchase Price (plus or minus prorations of general real estate taxes, prepaid insurance premiums, monthly assessments and other similar proratable items) adjusted by the cost of all Changes, if any, plus five percent (5%) and plus the cost of any improvements made by Purchaser to the Dwelling Unit after the Closing Date (which costs shall be established by copies of paid bills and canceled checks delivered to Seller) as liquidated damages, for all damages of any kind and nature whatsoever. Purchaser shall tender title to Seller, its successors and assigns, by Special Warranty Deed, good, marketable and insurable title to the Dwelling Unit (subject only to the Permitted Exceptions, excluding acts of Purchaser, existing at Closing and any acts of Seller), a title insurance policy, and possession of the Dwelling Unit, and this transaction shall be deemed rescinded. Closing shall be effected through an escrow similar to the Escrow. Purchaser shall bear the cost of the title insurance in the amount of the purchase price set forth in this Paragraph 20. The costs of the escrow shall be paid by Seller. The Deed to be delivered on the Closing Date hereunder shall contain provisions incorporated the foregoing remedy. Seller's remedy under this Paragraph 20 is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the Dwelling Unit.