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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1st day of November, 2006 between STATE STREET ASSOCIATES, LLC, a limited liability company ("Grantor"), and THOMAS P. QUINN and ANGELA K. QUINN, husband and wife, as joint tenants with right of survivorship, 1111 S. State Street, Unit A-701, Chicago, Illinois 60605 ("Grantee"),



Doc#: 0704709068 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 02/16/2007 03:53 PM Pg: 1 of 4

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 dollars and good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the managing member of Grantor, by these present does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantee's heirs and assigns FOREVER, and the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Together with all and singular the her ditaments 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 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 Grantee, Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee and Grantee's 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 matther encumbered or charged, except as herein recited; and that the said premises, against all parsons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: real estate taxes not yet payable; covenants, conditions, restrictions, agreements and easements of record; and acts of Grantee.

Grantor also hereby grants to the Grantee, Grantee's 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.

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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.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, the day and year first above written.

> STATE STREET ASSOCIATES LLC, an Illinois limited liability company

State Street Pa tners, LLC, an Illinois limited tiability company, Operator

> Northern State Street LLC, an Illinois limited liability company,

> > is authorized member

Its Manager

STATE OF ILLINOIS)

COUNTY OF COOK)

Stoppenty Ox Cook CC nd The undersigned, a Notary Public, in and for said County, in the State aforesaid, does hereby certify that Michael A. Tobin, as Manager cr Northern State Street LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 1 st

SEND SUBSEQUENT TAX BILLS TO:

This instrument was prepared by:

Alan O. Amos Alan O. Amos & Associates, P.C. 180 N. LaSalle Street, #3150 Chicago, IL 60601

Upon recordation return to:

Mr. John Ashenden Suite 2600 33 N. LaSalle St. Chicago, IL 60602 Exempt transaction pursuant to 35 ILCS 200/31-45(e). This transaction reflects a conveyance which modifies a former conveyance whereby the parties are exchanging parking spaces. There is no new consideration.

"OFFICIAL SEAL"

Notary Public, State of Illinois

y Commission Expires Sept. 06, 2009

Attorney for Grantor

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Parcel A:

Exhibit A

Unit P-44 in the State Place Condominium, as delineated on a survey of part of the following described real estate:

Parcel 1:

Sublots 1 and 2 of Lot 2, Sublots 1 and 2 of Lot 3, Sublots 1 and 2 of Lot 6, Sublots 1 and 2 of Lot 7 and Sublots 1 and 2 of Lot 10, all in Block 22 in Canal Trustees' Subdivision of Fractional Section 15 Addition to Chicago, according to the Plat thereof filed September 1, 1848 as document number 20751 and re-recorded September 24, 1877 as document number 151610 (Except the West 27 Feet of said Sublots taken for widening State Street); and also, Lots 1, 2, 3, 4, 5, 6, 7, and 8 in Jackson's Subdivision of Lots 11 and 14 in Block 22, in Fractional Section 15 Addition to Chicago, according to the Plat thereof filed for record May 5, 1877 as document number 133390 (Except the West 27 feet of said Lots 1 through 7 taken for widening State Street), all in Section 15, Township 39 North, Range 14, East of the Third Principal Weridian, in Cook County, Illinois.

Parcel 2:

That part of vacated South State Street lying West of the East line of the West 27.0 feet of lots 2, 3, 6, 7, and 10 in block 22 in Canal Trustee's Subdivision, aforesaid, and lying West of Lots 1 through 7 both inclusive, in Jackson's Subdivision, aforesaid, and lying East of a line 1.50 feet West of and parallel with the East line of the West 27.0 feet of Lots 2, 3, 6, 7, and 16 in Canal Trustee's Subdivision, aforesaid, as extended Southerly to the North line of E. Poosevelt Road, lying Southerly of the South line of E. 11th Street, and North of the North line of E. Roosevelt Road, pursuant to that certain vacation Ordinance recorded August 29, 2003 as document number 0324119133.

Which survey is attached as Exhibit B to the Declaration of Condominium recorded December 9, 2004 as document number 0434410057, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel B:

Ensements for the benefit of Parcel A as created by Declaration of Covenants, Conditions. Restrictions and Ensements recorded December 9, 2004 as document number 0434410056 made by State Street Associates. L.L.C. an Illinois limited liability company, as Declarant for ingress and egress, structural support, maintenance, encroachments and use of common walls, ceilings and floors over and across the retail property as more fully described therein and according to the terms set forth therein.

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated	
90	Signature: Why colours
	Grantor or Agent
Subscribed and sworth to before me	E CENTAL CENT
By the said	/OFFICIAL SEAL THOMASINE JOHNSON
This, day of	NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES 04/21/08
Notary Public	WIT COMMINISSION EAPTRES V4/21/06

The Grantee or his Agent affirms and verices that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation of foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date	_, 20 <u>67</u>	
	Signature:	(USO) To yent
Subscribed and sworn to before me By the said This,day of Notary Public	20	OFFICIAL SEAL THOMASINE JOHNSON NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:04/21/08

Note: Any person who knowingly submits a false statement concerning the identity of **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)