

SPECIAL WARRANTY DEED
Illinois Statutory

THE GRANTOR, HIEU TRUONG, married to TU LUU, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby REMISE RELEASE and CONVEY to CHICAGO UNIVERSITY COMMONS V, LLC, an Illinois Limited Liability Company, organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 600 West Chicago Avenue, Suite #750, Chicago, Illinois 60610, in "As Is" condition, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

Lot 93 in South Water Market, a Resubdivision in the North East 1/4 of Section 20, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PIN's: 17-20-225-040-0000
Commonly Known As: 86 West South Water Market, Chicago, Illinois 60608

Together with all appurtenances inhereunto 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 appurtenances. TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that Grantor 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 Grantor will WARRANT and DEFEND against every person claiming all or any part thereof of the property, by or through or under Grantor, but not otherwise; subject to: general real estate taxes not yet due and payable as of the date of closing; acts of Purchaser and those parties acting through or for purchaser; easements, covenants and conditions of record.

This is not homestead property.

Dated this 23rd day of February, 2007

State of Illinois)
County of Cook) SS:

[Signature] (SEAL)
HIEU TRUONG

I, the undersigned, a Notary Public in and for said County, in said State aforesaid, DO HEREBY CERTIFY that HIEU TRUONG, married to Tu Luu, personally known to me 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under official seal, this 23rd day of FEBRUARY, 2007
PATRICIA A BUTLER
Notary Public, State of Illinois
My Commission Expires 11/29/09

[Signature]
Notary Public

This document was prepared by: William A. Walker / Nisen & Elliott 200 West Adams St., Suite #2500, Chicago, IL 60606

RECORDER MAIL TO:
Patricia S. Ullman
Schiff Hardin LLP
6600 Sears Tower
Chicago, IL 60606
Recorders Box 408


SEND SUBSEQUENT TAX BILLS TO:
Chicago University Commons V, LLC
600 West Chicago Avenue, Suite #750
Chicago, Illinois 60610

2-14 LHYNES #83-69-181-D1


2-14

UNOFFICIAL COPY


Property of Cook County Clerk's Office

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	 MAR. 12. 07	0021900
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 103024

0000007123

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	 MAR. 12. 07	0010950
	REVENUE STAMP	FP 103022

0000005154

CITY TAX	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
	 MAR. 12. 07	0164250
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	FP 103023

0000004812