

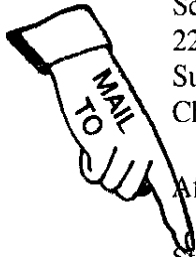
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Doc#: 0708560129 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/26/2007 02:12 PM Pg: 1 of 5

This instrument prepared by:

Gary L. Plotnick, Esq.
Schain, Burney, Ross & Citron, Ltd.
222 N. LaSalle Street
Suite 1910
Chicago, IL 60601



After recording return to:

Stephen T. Fister, *STF*
Law Offices of Victor J. Cacciatore
527 South Wells Street
Chicago, IL 60607

This space reserved for Recorder's use only.

Mail subsequent tax bills to:

LCC Properties LLC
2504 W. Moffat
Chicago, IL 60647

Near North National Settle
01070171 1937
**THE PROPERTY IS BEING CONVEYED IN AN
"AS IS, WHERE IS" CONDITION, WITH ALL
FAULTS.**

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 23rd day of March, 2007 by **1260 W. WASHINGTON, LLC**, an Illinois limited liability company, having an address of 2000 Spring Road, Oak Brook, Illinois 60521 ("Grantor"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** to **LCC PROPERTIES, LLC**, an Illinois limited liability company, having an address of 2504 W. Moffat, Chicago, Illinois 60647 ("Grantee"), forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Common Address: 1260 W. Washington, Commercial Space 102, Chicago, IL

Permanent Index Number(s): Part of 17-08-329-024-0000

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at 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 described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors that it has not done or suffered to be done, anything

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


STF


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Property of Cook County Clerk's Office

City of Chicago
 Dept. of Revenue
 499106
 03/26/2007 13:43 Batch 11886 95

Real Estate
 Transfer Stamp
 \$1,950.00

COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
MAR. 26. 07	00130.00
	FP 103042
REVENUE STAMP	# 000002

STATE OF ILLINOIS STATE TAX	REAL ESTATE TRANSFER TAX
MAR. 26. 07	00260.00
	FP 103041
REVENUE STAMP	# 0000006824


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whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it is lawfully seized of said real estate in fee simple; and that it has good right and lawful authority to sell and convey said real estate; and that it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to those matters listed on Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on and as of the date first above written,

1260 W. WASHINGTON LLC,
an Illinois limited liability company

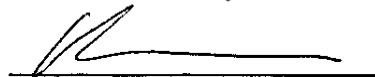
By: Stonegate Development of Illinois,
Inc., a Delaware corporation
Its: Manager

By: 
Name: Samuel L. Persico
Its: President

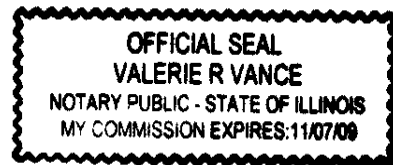
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Samuel L. Persico, as President of Stonegate Development of Illinois, Inc., a Delaware corporation, manager of 1260 W. Washington LLC, an Illinois limited liability company, is 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/she signed, sealed and delivered the instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 20th day of March, 2007.


Notary Public

My commission expires on 11-7-2009



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EXHIBIT "B" **PERMITTED EXCEPTIONS**

1. Real estate taxes for the years 2006 and subsequent years which are not yet due and payable
2. Easements for public utilities and drainage, ingress and egress as contained in the document recorded as number 0021091433.

Note: Affects the land and other property. .

3. Declaration of Covenants, Conditions, Restrictions and Easements made by 1260 W. Washington, LLC recorded October 4, 2002 as document number 0021091432. The terms, provisions and conditions as contained therein.

Special Amendment to Declaration of Covenants, Conditions, Restrictions and Easements recorded May 27, 2004 as document number 0414832117.

Second Special Amendment to Declaration of Covenants, Conditions, Restrictions and Easements recorded July 6, 2004 as document number 0418826270.

Note: Affects the land and other property.

4. Declaration dated June 30, 2004 and recorded July 6, 2004 as document number 0418826271, made by 1260 W. Washington, LLC, an Illinois limited liability company.
5. Terms, provisions, and conditions relating to the easement described as Parcels 2 and 3 contained in the instrument creating such easement.
6. Rights of adjoining owner and owners to the concurrent use of the easement described as Parcels 2 and 3.

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Exhibit A

Parcel 1:

That part of Lot 1 (except the North 61 feet) in Assessor's Division of parts of blocks 4 and 5 (except the North 35 feet) Lots 7, 8 and (except the West 2 feet) Lot 6, all of Lot 9 in Block 5 and the North Part of Lot 1 and of Lot 2 East of the West 102 feet of Block 4, in Wrights Addition to Chicago, in Section 8, Township 39 North, Range 14 East of the Third Principal Meridian; lying above an elevation of 16.50 feet and below an elevation of 28.00 feet (City of Chicago Datum) described as follows:

Beginning at the Southwest corner of said parcel, thence South 89 degrees 48 minutes 01 seconds East, 58.42 feet; thence North 00 degrees 14 minutes 01 seconds East, 21.89 feet; thence North 89 degrees 45 minutes 59 seconds West, 17.94 feet; thence North 00 degrees 17 minutes 50 seconds East, 13.17 feet; thence North 89 degrees 45 minutes 59 seconds West, 23.82 feet; thence South 00 degrees 17 minutes 01 seconds West, 17.56 feet; thence North 89 degrees 45 minutes 59 seconds West, 16.75 feet, to the West line of said Parcel; thence South 00 degrees 01 minutes 51 seconds East, along the West line of said Parcel, 17.53 feet; more or less to the place of beginning, in Cook County, Illinois.

Parcel 2:

Easement for light and air and ingress and egress in favor of Parcel 1 over the South 12.5 feet of the North 61 feet of the East 69.5 feet of Lot 1 in the Assessor's Division as created by reservation in the following deed to Peter DeJonghe:

- (1) From China Lee Logeman dated January 26, 1945 and recorded February 15, 1945 as document number 13448963.
- (2) From John Logeman, III and Mabel W. Logeman, his wife, dated January 25, 1945 and recorded March 14, 1945 as document number 13465539.
- (3) From China Robbins Loring, formerly China Robbins Logeman Robbins Ibsen and Edward D., her husband dated January 25, 1945 and recorded March 14, 1945 as document number 13465540, in Cook County, Illinois.

Parcel 3:

Easement for ingress and egress for the benefit of Parcel 1 aforesaid, as contained in the Declaration of Covenants, Conditions, Restrictions and Easements recorded October 4, 2002 as document number 0021091432.