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Doc#: 0716341084 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
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SPECIAL WARRANTY DEED

This Indenture is made as of the 8th day of June, 2007, between **GARLAND CONDOMINIUM, LLC**, an Illinois limited liability company ("Grantor"), whose address is c/o L.J. Sheridan & Co., 111 North Wabash Avenue, Suite 818, Chicago, Illinois 60602, and **MAC REALTY, LLC**, an Illinois limited liability company ("Grantee") whose address is 111 North Wabash Avenue, Suite 1416, Chicago, Illinois 60602.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does **GRANT, BARGAIN, SELL AND CONVEY**, with special warranty covenants unto Grantee, and its successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois to wit:

UNIT NO. 1416 IN THE GARLAND OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 7 AND 8 IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO, IN FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0614218032, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

PIN#s 17-10-309-009-0000 (underlying)
17-10-309-016-1097 (Unit 1416)

Commonly known as: Unit No. 1416, 111 North Wabash Avenue, Chicago, Illinois 60602

The Grantee was the Tenant of the Unit prior to the conversion of the building to a condominium.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Declaration of Condominium, aforesaid, and 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.

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EXHIBIT A

PERMITTED ENCUMBRANCES

1. General and special real estate taxes and assessments not due and payable at the time of Closing;
2. The Condominium Declaration, including all amendments and exhibits thereto, and all Condominium Documents;
3. The Act;
4. Easements, Building and Building line restrictions of record, applicable Building and zoning laws and ordinances;
5. Rights, agreements, covenants, conditions and restrictions of record;
6. Acts done or suffered by or judgments against Grantee or anyone claiming by, through or under Grantee;
7. Grantee's mortgage, if any, and related documents;
8. Leases or licenses affecting the Common Elements;
9. Liens and other matters of title over which the Title Insurer is willing to insure without cost to Grantor or Grantee;
10. That certain Easement Agreement between Garland Office LLC, an Illinois limited liability company, and The Heritage at Millennium Park, LLC, a Delaware limited liability company, dated October 25, 2002 and recorded on November 27, 2002 as Document No. 0021314742; and
11. Any and all other matters of public record affecting the Condominium Property.

STATE TAX	STATE OF ILLINOIS	# 0000007783	REAL ESTATE TRANSFER TAX
	 JUN. 11.07		00335.50
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103024

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000005826	REAL ESTATE TRANSFER TAX
	 JUN. 11.07		00167.75
	REVENUE STAMP		FP 103022