

4382712-1a4

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4382712(1/1)

After Recording Return to:

H THRUN  
111 E. BUSSE AV  
MT PROSPECT #504 IC  
60056



Doc#: 0716447011 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/13/2007 07:38 AM Pg: 1 of 4

Send Subsequent Tax Bills to:

Robert Tschurtz  
377 North Road Road  
Lake Zurich IL 60047

### SPECIAL WARRANTY DEED

This Indenture is made on JUNE 7, 2007, between 201 EAST DELAWARE, LLC, a Delaware limited liability company ("Grantor"), 201 East Delaware Place, Chicago, Illinois 60611, and ROBERT TSCHURTZ ("Grantee"), whose address is 377 North Road Road, Lake Zurich IL 60047

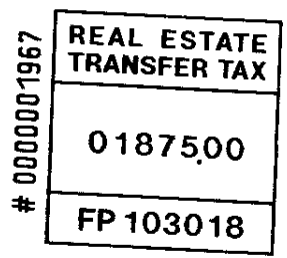
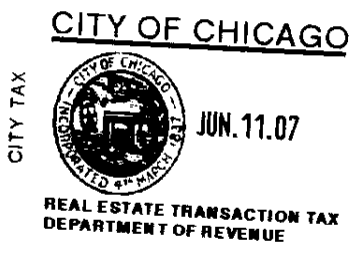
WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants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

Unit No. 903 For legal description see Exhibit A attached hereto and made a part hereof

Grantor also hereby grants to Grantee, its 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.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;



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**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, forever.

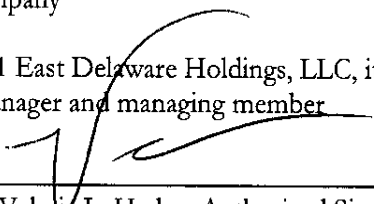
And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

Either (a) no tenant had a right of first refusal to purchase the unit(s) on the date on which the Grantor gave the notice required by Section 30 of the Illinois Condominium Property Act (the "Act"); (b) at the date on which the Grantor gave the notice required by Section 30 of the Act, the Unit was occupied and the tenant thereof failed to exercise or waived its first right and option to purchase the Unit, all as provided in the Act or (c) the Grantee was a tenant of the Unit prior to the conversion of the Property to Condominium.

**IN WITNESS WHEREOF**, Grantor has signed these presents as of the day and year first above written.

**201 EAST DELAWARE, LLC**, a Delaware limited liability company

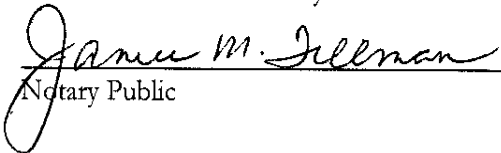
By: 201 East Delaware Holdings, LLC, its sole manager and managing member

By:   
Valerie L. Hedge, Authorized Signatory

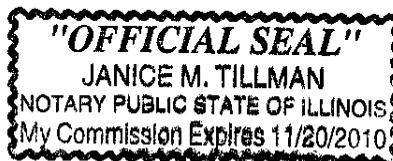
STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Valerie L. Hedge, as authorized signatory of 201 East Delaware Holdings, LLC, a Delaware limited liability company, the sole manager and managing member of 201 East Delaware, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signatory, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as her own free and voluntary act and the free and voluntary act of such company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 7th day of June, 2007.

  
Notary Public

(seal)



*This instrument was prepared by:*  
Valerie L. Hedge, Attorney, 201 E. Delaware, Chicago, Illinois 60611

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## EXHIBIT A

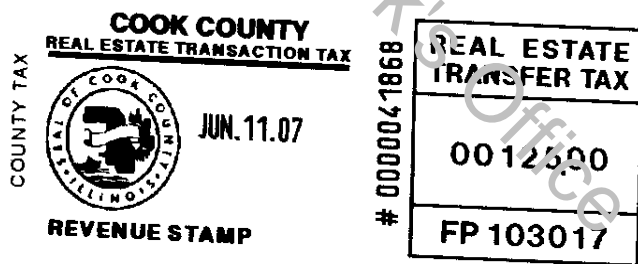
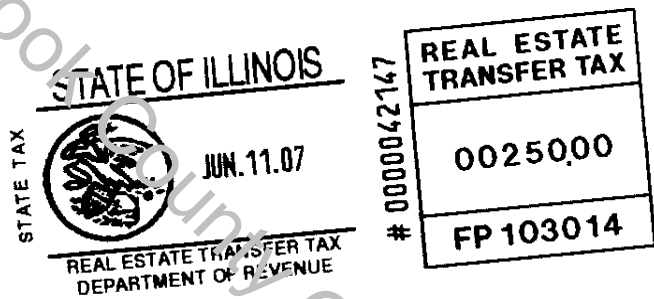
### LEGAL DESCRIPTION

UNIT(S) 903, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE RAFFAELLO CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0617734070 IN THE SOUTH FRACTIONAL ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER:

17-03-221-001-0010 *(underlying)*

ADDRESS OF PROPERTY:  
201 East Delaware Place  
Chicago, Illinois 60611



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## EXHIBIT B

### PERMITTED ENCUMBRANCES

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE;
2. THE ACT;
3. THE PLAT AND THE CONDOMINIUM DECLARATION, INCLUDING ALL OTHER AMENDMENTS AND EXHIBITS THERETO;
4. ENCROACHMENTS WHICH DO NOT MATERIALLY AFFECT THE USE OF THE UNIT AS A HOTEL CONDOMINIUM UNIT;
5. LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS AND THE SHARED FACILITIES UNIT;
6. EASEMENTS, AGREEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS OF RECORD, WHICH DO NOT MATERIALLY AFFECT THE USE OF THE UNIT AS A HOTEL CONDOMINIUM UNIT;
7. RIGHTS OF SELLER, OTHER CONDOMINIUM UNIT OWNERS AND GUESTS AND INVITEES IN AND TO THE COMMON ELEMENTS AND THE SHARED FACILITIES UNIT;
8. ANY CONSTRUCTION EASEMENT AGREEMENT INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO;
9. ACTS DONE OR SUFFERED BY, THROUGH OR UNDER PURCHASER; AND
10. LIENS AND OTHER MATTERS OF TITLE OVER WHICH GREATER ILLINOIS TITLE COMPANY IS WILLING TO INSURE.