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07197350360

SPECIAL WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

Doc#: 0719735036 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/16/2007 07:21 AM Pg: 1 of 5

THE GRANTOR, Grand Plaza Tower, L.L.C., a Delaware limited liability company, for and in consideration of the sum of TEN (\$10.00) and 00/100 - - - DOLLARS and other good and valuable consideration, in hand paid, does hereby GRANT, BARGAIN, AND SELL, unto

BRUCE SCHIFF AND JARVIS FRIDUSS

MARRIED MEN AS TENANTS IN COMMON

for all purposes and together with all improvements and fixtures situated thereon, the following described Real Estate situated in the County of Cook in the State of Illinois (collectively, the "Property"), to wit:

X this is not homestead property

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees, subject to those matters described in EXHIBIT B attached hereto and made a part hereof for all purposes, to WARRANT AND DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

Permanent Real Estate Index Number(s): 17-09-241-035-1198

Address of Real Estate: 545 North Dearborn Street, Unit W2703, Chicago, IL 60610

Grantor also hereby grants Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, as Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the benefit of the remaining property 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 said Declaration were recited and stipulated at length herein.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT

FIRST AMERICAN TITLE order # *1660265*
1082

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by **Ginny Kronsted**, Authorized Agent of Jaeger Grand Plaza Management, Inc., the Manager of Grantor, this 22 day of June, 2007.

Grand Plaza Tower, LLC

By: Jaeger Grand Plaza Management, Inc.
Its: Manager

By: *Ginny Kronsted*
Name: Ginny Kronsted
Its: Authorized Agent

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Ginny Kronsted** personally known to me to be the Authorized Agent of Jaeger Grand Plaza Management, Inc., the Manager of Grand Plaza Tower, L.L.C., and 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 as the Authorized Agent he/she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

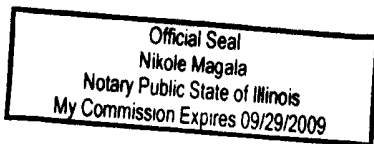
Given under my hand and official seal, on this 22 day of June, 2007.

(Notary Seal)

Nikole Magala

Notary Public

My Commission Expires: 9-29-09



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This instrument was prepared by:


Gregory A. Braun, Esq.
McCormick Braun Friman, LLC
217 North Jefferson, 1st Floor
Chicago, Illinois 60661.

Mail Recorded Deed and subsequent Tax Bill to:

~~Bruce Schiff and Jaryis Friduss
545 N. Dearborn, Unit W2702
Chicago, IL 60610~~

4711 Golf Rd SKOKIE IL 60076

CITY TAX




CITY OF CHICAGO
JUL. 11.07
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000012866

REAL ESTATE TRANSFER TAX
02475.00
FP 102812

COUNTY TAX




COOK COUNTY
JUL. 11.07
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

000004222

REAL ESTATE TRANSFER TAX
00165.00
FP 103028

STATE TAX



STATE OF ILLINOIS
JUL. 11.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000044035

REAL ESTATE TRANSFER TAX
00330.00
FP 103027

2701

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EXHIBIT A

LEGAL DESCRIPTION**Legal Description: PARCEL 1:**

Unit W2703, in The Residences at Grand Plaza Condominiums, as delineated on a plat of survey of the following described tract of land: Lots 4A and 4B, in the Subdivision at Grand Plaza, as said lots are located and delineated both horizontally and vertically in said subdivision, being a resubdivision of all of Block 25, in Kinzie's Addition to Chicago, in Section 10, also of Block 16 in Wolcott's Addition to Chicago, in Section 9, and also all of the vacated alley, 18 feet wide, in said Blocks 16 and 25 heretofore described, all in Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded December 29, 2003 as document no. 0336327024 which plat of survey is attached as Exhibit "A" to the declaration of condominium ownership recorded October 26, 2005, as document 0529910137, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PARCEL 2:

Easements for the benefit of Parcel 1 as contained in Article 3.4 of the Declaration of Covenants, Conditions, Restrictions and Easements recorded August 3, 2005 as document 0521518064.

Permanent Index #'s: 17-09-241-035-1108 /c/ 0500

Property Address: 545 North Dearborn Street, Unit W2703, Chicago, Illinois 60610

'grantor also hereby grants to the 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 property 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 said declaration were recited and stipulated at length herein.'

'mortgagor also hereby grants to the mortgagee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said land set forth in the declaration of condominium. This mortgage 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.'

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EXHIBIT B

- (a) Taxes not yet due and payable.
- (b) Utility easements.
- (c) Environmental No Further Remediation Letter recorded January 28, 1999 as document number 99093876 by Illinois Environmental Protection Agency to American Medical Association.
- (d) Environmental No Further Remediation Letter was recorded July 17, 2000 as document 00528794 by Illinois Environmental Protection Agency to American Medical Association.
- (e) Environmental No Further Remediation Letter was recorded April 6, 2001 as document number 0010278070 by Illinois Environmental Protection Agency to Grand Plaza, LLC.
- (f) The land lies within the boundaries of a special service area as disclosed by Ordinance recorded as document number 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
- (g) Right of the public or quasi-public utilities as disclosed by survey no. C05035 prepared by International Engineering Consultants, Inc. dated November 30, 2004 depicting the following: manhole and traffic signal post and mast arm. (affects Parcel 2 only)
- (h) Right of the public in and to the Bus Shelter located along the East line of the land as disclosed by Survey prepared by International Engineering Consultants, Inc. dated November 30, 2004 as Job Number C05035. (affects Parcel 2 only)
- (i) Future Reservation of easement for CTA Elevator and Underground Improvements located along the Eastern line of the land as disclosed by survey prepared by International Engineering Consultants, Inc. dated November 30, 2004 as Job Number C05035 and also noted in the Residential-Business Planned Development Agreement Number 739 (Paragraph 16). (affects Parcel 2 only)
- (j) Future Reservation of an unrecorded easement in favor of the City of Chicago to allow pedestrian use of portions of the property which lie outside the footprint as shown on the site plan of the building erected on the land and known as The Grand Plaza, to allow the public to utilize those exterior walking areas provided upon the property effectively as an extension of the public sidewalks as disclosed by RBPD Number 739. (affects Parcel 2 only)
- (k) Encroachment of the following as disclosed by survey no. C05035 prepared by International Engineering Consultants, Inc. dated November 30, 2004: Cloth canopies and metal canopy located mainly on the subject land and onto the land west and adjoining by approximately 3.02 feet, Overhead metal and glass sign located on the subject land and onto the land south and adjoining by approximately 5.92 feet, Metal and glass sign onto the land north and adjoining by 3.49 feet. (affects Parcel 2 only)
- (l) Declaration of covenants, conditions, restrictions and easements dated July 25, 2005 and recorded August 3, 2005 as document no. 0521518064 made by GP2, LLC, and the terms, provisions and lien rights contained therein.
- (m) Agreement dated August 1, 2005 and recorded August 5, 2005 as document no. 0521726295 made by and between GP2, LLC and Grand Plaza Tower, LLC, and the terms and provisions contained therein.