Doc#: 0728531107 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 10/12/2007 04:02 PM Pg: 1 of 9

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 22 day of September, 2007 between Huron Street Associates LLC, an Illinois limited liability company, of Cook County, State of Illinois ("Grantor"), and River North Retail, LLC, an Illinois limited liability company, of 1033 West Van Buren, 7th Floor, Chicago, Illinois 60607 LLC, an Illinois limited liability company, of 1033 West Van Buren, 7th Floor, Chicago, Illinois 60607 ("Grantee"). For and in consideration of the sum of Ten and No/100 Dollars and other good and valuable ("Grantee"). For and paid by Grantee the receipt and legal sufficiency of which are acknowledged, Grantor consideration in hand paid by Grantee the receipt and legal sufficiency of which are acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

See attached Exhibit A for legal description.

Commonly known as:

225 West Huron Street, Unit: 1, 2, and 3

Chicago, Illinois 60610

PIN: 17-09-216-001

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, cants issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Granter, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it 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 rerein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to real estate taxes not yet due and payable; coverants, conditions, restrictions and easements of record; existing leases and tenancies; mortgages of record.

The tenant of the units, if any, either waived or failed to exercise the option to purchase the units or the tenant, if any, did not have an option to purchase the units.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the units described herein, the rights and easements for the benefit of said units set forth in the Declaration of Condominium for the units, 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, reservations and restrictions of record and those contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

Huron Street Associates LLC, an Illinois limited liability company

Huron Street Managers LLC, an Illinois limited liability company, Manage

Morgan Group, Inc., an Illinois DOOP COOF By: corporation, Member

John Mullen, President RSC & Associates LLC, an Illinois

limited liability company, Member

Richard S. Curto, Manager

TLC Huron, LLC, an Illinois limited liability company, Member

Kei h Lord, Manager

Exempt under provisions of Par. E, Sec. 200/31-45, Real Estate Transfer Tax: Act.

gent for Grantor and Grantee

This document was prepared by and after recording mail to:

Mark S. Litner, Esq. Much Shelist 191 North Wacker Drive, Suite 1800 Chicago, Illinois 60606

Send subsequent tax bills to:

River North Retail, LLC 1033 West Van Buren, 7th Floor Chicago, Illinois 60607

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

Huron Street Associates LLC, an Illinois limited liability company

Huron Street Managers LLC, an By: Illinois limited liability company, Manager

> Morgan Group, Inc., an Illinois By: corporation, Member

> > By: John Mullen, President

DOOR TO OK COOK BY: RSC & Associates LLC, an Illinois limited liability company, Member

TLC Huron, LLC, an Illinois limited liability company, Member

Keith Lord, Manager

Exempt under provisions of Par. E, Sec. 200/31-45, Real Estate Transfer Tax Act.

Agent for Grantor and Grantee Date

This document was prepared by and after recording mail to:

Mark S. Litner, Esq. Much Shelist 191 North Wacker Drive, Suite 1800 Chicago, Illinois 60606

Send subsequent tax bills to:

River North Retail, LLC 1033 West Van Buren, 7th Floor Chicago, Illinois 60607

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

Huron Street Associates LLC, an Illinois limited liability company

Ву:	Huron Street Managers LLC, an Illinois limited liability company, Manager
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Morgan Group, Inc., an Illinois By: corporation, Member

John Mullen, President

STOOP OF COOKEY. RSC & Associates LLC, an Illinois limited liability company, Member

Richard S. Curto, Manager

TLC Huron, LLC, an Illinois limited liability company, Member

Exempt under provisions of Par. E, Sec. 200/31-45, Real Estate Transm. Tax Act. SOME CO

Agent for Grantor and Grantee Date

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Send subsequent tax bills to:

River North Retail, LLC 1033 West Van Buren, 7th Floor Chicago, Illinois 60607

State of Illinois)) ss.	
County of Cook)	TO LICEPT CERTIES that John Mullen,
I, the undersigned, a Nas President of Morg liability company, Mame to be the same pe acknowledged that he	anager of Huron Street Associations whose name is subscribed to a signed and delivered said instructions uses and purposes therein set to	oration, Member of Huron Street Managers LLC, an Illinois limited liability company, personally known to othe foregoing instrument, appeared before me this day in person and ment as his free and voluntary act, and as the free and voluntary act of forth.
Given under my hand	a.d. fficial seal this 28 day of	YEAREMBER 2001.
SEAL	9000	Notary Public OFFICIAL SEAL KAREN LEE SHADBAR NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:07/18/09
State of Illinois)) ss.	MY COMMISSION EXPIRESSION
County of Cook	$O_{\mathcal{K}}$	County, in the State aforesaid, DO HEREBY CERTIFY that Richard S. inois limited liability company, Member of Huron Street Managers inois limited liability
Curto, Manager of LLC, an Illinois lin company, personall before me this day and as the free and	mited liability company, Malia by known to me to be the same p	reger of Huron Street Associates LLC, an interpretation of Huron Street Associates LLC, and instrument, appeared terson whose name is subscribed to the foregoing instrument, appeared to the signed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.
SEAL		Notary Public
State of Illinois)) ss.	Opp.
County of Cook)	DO HEREBY CERTIFY that Keith Lord
Manager of TLC I limited liability of known to me to be person and acknowled to the voluntary act of sa	ompany, Manager of Huron St e the same person whose name by by by ded that he signed and deli- id companies, for the uses and pu	County, in the State aforesaid, DO HEREBY CERTIFY that Keith Lord liability company, Member of Huron Street Managers LLC, an Illinois reet Associates LLC, an Illinois limited implicitly company, personally is subscribed to the foregoing instrument, appeared before me this day invered said instrument as his free and voluntary act, and as the free and urposes therein set forth.
Given under my ha	and and official seal this day (of, 2007.
SEAL		Notary Public

State of Illinois)) ss.		
County of Cook)	L DO UEE	DEBY CERTIFY that John Mullen,
as President of Morg liability company, M me to be the same pe acknowledged that he said companies, for the	anager of Huron Street Associated anager of Huron Street Associated around the signed and delivered said instrument uses and purposes therein set for the set of the	es LLC, an Illinois limited liabil the foregoing instrument, appeare ent as his free and voluntary act, a rth.	REBY CERTIFY that John Mullen, Managers LLC, an Illinois limited ity company, personally known to ed before me this day in person and and as the free and voluntary act of
Given under my hand	and official seal this day of	, 2007.	
SEAL	6	Notary Public	
State of Illinois)) ss.		
County of Cook		and referenced DO	HEREBY CERTIFY that Richard S. Jember of Huron Street Managers
Curto, Manager of LLC, an Illinois li company, personal before me this day	RSC & Associates Lie y	er of Huron Street Associates son whose name is subscribed to be signed and delivered said instruction, uses and purposes therein se	the foregoing instrument, appeared rument as his free and voluntary act,
SEAL State of Illinois	"OFFICIAL SEAL" Nicole Mrjenovich Notary Public, State of Illinois Commission Expires 3/8/2011	Notary Public	
County of Cook)	0	
I, the undersigned Manager of TLC I Imited liability of known to me to be person and acknowluntary act of sa	Huron, LLC, all minors in the Stre	et Associates LLC, an Illinois I subscribed to the foregoing instru red said instrument as his free a poses therein set forth.	IEPEBY CERTIFY that Keith Lord, on Sweet Managers LLC, an Illinois limited lightlity company, personally iment, soperired before me this day in and voluntary exit, and as the free and
SEAL		Notary Public	

State of Illinois) ss.
County of Cook) DO LIEDERY CERTIES that John Mullen,
as President of Morga liability company, Mai me to be the same pers	otary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Mullen, on Group, Inc., an Illinois corporation, Member of Huron Street Managers LLC, an Illinois limited in the Illinois Street Associates LLC, an Illinois limited liability company, personally known to mager of Huron Street Associates LLC, an Illinois limited liability company, personally known to mager of Huron Street Associates LLC, an Illinois limited liability company, personally known to make name is subscribed to the foregoing instrument, appeared before me this day in person and son whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of uses and purposes therein set forth.
Civen under my hand ?	and official seal this day of, 2007.
Given dincer my name	
SEAL	Notary Public
State of Illinois) ss
County of Cook	Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard S. Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard S. Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard S. Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard S.
Curto, Manager of H LLC, an Illinois lim company, personally before me this day in and as the free and ve	Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Street Managers ISC & Associates LLC, an Illinois limited liability company, Member of Huron Street Managers Ited liability company, Manager of Huron Street Associates LLC, an Illinois limited liability in Ited liability company, Manager of Huron Street Associates LLC, an Illinois limited liability in Ited liability company, Manager of Huron Street Associates LLC, an Illinois limited liability in Ited liability company, Manager of Huron Street Associates LLC, an Illinois limited liability in Ited liability company, Manager of Huron Street Associates LLC, an Illinois limited liability in Illinois limited liability company, Member of Huron Street Managers and Illinois limited liability in Illinois limited liability company, Member of Huron Street Managers and Illinois limited liability in Illinois limited liability in Illinois limited liability in Illinois limited liability in Illinois limited liability company, Member of Huron Street Managers and Illinois limited liability in Illinois limited liability company, Member of Huron Street Managers and Illinois limited liability company, Member of Huron Street Managers and Illinois limited liability company, Member of Huron Street Managers and Illinois limited liability company, Member of Huron Street Managers and Illinois limited liability company, Member of Huron Street Managers and Illinois limited liability company, Member of Huron Street Managers and Illinois limited liability company, Member of Huron Street Managers and Illinois limited liability company, Member of Huron Street Managers and Illinois limited liability company, Member of Huron Street Managers and Illinois limited liability company, Member of Huron Street Managers and Illinois limited liability company, Member of Huron Street Managers and Illinois limited liability company, Member of Huron Street Managers and Illinois limited liability company, Member of Huron Street Managers and Illinois limited liability company, Memb
SEAL	Notary Public
State of Illinois)) ss.
County of Cook) Out to eferencial FIO HEREBY CERTIFY that Keith Lord,
Manager of TLC Hi limited liability cor known to me to be to person and acknow voluntary act of said	a Notary Public in and for said County, in the State aforesaid, DO dEREBY CERTIFY that Keith Lord, suron, LLC, an Illinois limited liability company, Member of Huron Street Managers LLC, an Illinois India liability company, personally mpany, Manager of Huron Street Associates LLC, an Illinois limited liability company, personally the same person whose name is subscribed to the foregoing instrument, appeared before me this day in ledged that he signed and delivered said instrument as his free and voluntar, ect, and as the free and companies, for the uses and purposes therein set forth. I day of Other, 2007.
SEAL	Notary Public

ABOTH SCHWARTZ

BALIC - STATE OF ILLINOIS

SSION EXPIRES JULY 11, 2009

0728531107 Page: 8 of 9

UNOFFICIAL COPY

EXHIBIT A

Parcel 1:

Units 1, 2 and 3 together with their undivided percentage interests in the common elements in Huron Street Commercial Condominium as delineated and defined in the Declaration of Condominium Ownership recorded as document no. 0624245139, as amended, located in the Northeast Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Limited Common Element for Unit 2, the exclusive right to use the exclusive easement as delineated and defined in the Declaration of Condominium Ownership recorded as document no. 0624245139, as amended, located in the Northeast Ouarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Parcel 3:

Limited Common Element for Unit 3, the exclusive right to use the exclusive easement as delineated and defined in the Declaration of Condominium Ownership recorded as document no. 0624245139, as amended, located in the Northeast Quarter of Section 9 Township 39 North, Range 14, East of the Third Principal Tow.

Othory

Clarks

Office Meridian, in Cook County, Illinois.

0728531107 Page: 9 of 9

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Orthole 1 2007

Signature: 🔏

Grana or Agent

Subscribed and sworn to before me

this | day of October

Notary Public Chach eth

ABETH SCHWARTZ
PUBLIC - STATE OF ILLINOIS

JMMISSION EXPIRES JULY 11, 2009

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 200/31-45 of the Illinois Real Estate Transfer Tax Act.)