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(1 of 3)

THIS INSTRUMENT WAS PREPARED BY:)
MENGENS & MOLZAHN, L.L.C.)
20 North Clark Street, Suite 2300)
Chicago, Illinois 60602)
Attention: James Chandler, Esq.)



Doc#: 0729540254 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/22/2007 12:41 PM Pg: 1 of 7

AFTER RECORDING RETURN TO:)
PIRCHER, NICHOLS & MEEKS)
900 North Michigan Avenue, Suite 1050)
Chicago, Illinois 60611)
Attention: Kimberly M. Reed, Esq)

(Space reserved for recording

data.)

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 15th day of October, 2007, between ESTHER YOON, an individual, KILWON YOON, a individual ("Grantor"), having an address of 405 North Wabash, Suite 709, Chicago, Illinois 60611, and WATERTON RIVER PLAZA, L.L.C., a Delaware limited liability company (collectively, "Grantee"), having an address of 30 South Wacker, Suite 3600, Chicago, Illinois 60606.

WITNESSETH, that, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell to Grantee, and its successors and assigns forever, that certain land, situate, lying and being in the County of Cook, State of Illinois commonly known as Unit D-10, located at 405 North Wabash Avenue, Chicago, Illinois 60611, and being more particularly described in Exhibit A attached hereto and made a part hereof (the "Property").

TOGETHER WITH all tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

Box 400-CTCC

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AND SUBJECT TO those matters as contained in Exhibit B attached hereto and made a part hereof.


TO HAVE AND TO HOLD the Property, with the appurtenances, in fee simple, unto Grantee, its successors and assigns, to its own proper use and benefit forever.

AND GRANTOR, for itself and for its successors and assigns, does specially warrant the title to the Property and will defend the same against the lawful claims (other than those set forth on Exhibit B) of all persons claiming by, through or under Grantor, but not otherwise.

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STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000008556	REAL ESTATE TRANSFER TAX
	OCT. 18.07		00040.00
			FP 103024

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 000006613	REAL ESTATE TRANSFER TAX
	OCT. 18.07		00020.00
			FP 103022

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	# 0000005851	REAL ESTATE TRANSFER TAX
	OCT. 18.07		00300.00
			FP 103023

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IN WITNESS WHEREOF, Grantor hereby executes this instrument as of the day and year first above written.

Esther Yoon
ESTHER YOON

Kilwon Yoon
KILWON YOON

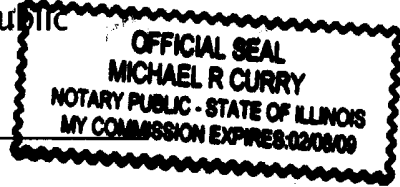
STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Esther Yoon*, ~~as~~ *and* ~~of~~ *Kilwon Yoon*, a _____, is personally known to me to be the same persons whose names ~~are~~ ^{are} subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that *They* signed and delivered said instrument as *their* free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this *15th* day of *October*, 2007.

Michael R. Curry
Print Name: _____
Notary Public

Commission Expiration: _____



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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

UNIT D-10 IN THE 405 N. WABASH PARKING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 9, 11 AND 12 IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCK 5 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 10 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM VARIOUS PARCELS FOR RAMPS AT LEVELS P1, G1, G2, G3 AND G4;

WHICH SURVEY IS ATTACHED AS EXHIBIT A-2 TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00977089 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 405 North Wabash Avenue, Unit #D-10, Chicago, Illinois 60611,

Permanent Tax Parcel No.: 17-10-132-040-1270.

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EXHIBIT B

EXCEPTIONS TO TITLE (AFFECTING PARCEL ONE AND PARCEL TWO)

1. TAXES FOR THE YEAR 2007 AND SUBSEQUENT TAX YEARS, NOT YET DUE AND PAYABLE.
2. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 7, 2000 AS DOCUMENT NO. 00977089, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
3. PER ARTICLE XX OF THE DECLARATION OF CONDOMINIUM OWNERSHIP, THE DECLARANT HAS RESERVED THE RIGHT TO ADD PROPERTY TO THE CONDOMINIUM AND, IN THE EVENT OF SUCH ADDITION, TO REALLOCATE PERCENTAGE INTERESTS IN THE COMMON ELEMENTS. THE RIGHT TO ADD PROPERTY EXPIRES 10 YEARS AFTER THE DATE OF RECORDING THE DECLARATION OF CONDOMINIUM OWNERSHIP.
4. LAND RESERVATION AGREEMENT BETWEEN RIVER PLAZA VENTURE, AN ILLINOIS LIMITED PARTNERSHIP, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 91123 AND FIELD ENTERPRISES, INC. DATED SEPTEMBER 1, 1975 AND RECORDED SEPTEMBER 10, 1975 AS DOCUMENT 23217942 AND AMENDED BY INSTRUMENT RECORDED DECEMBER 15, 1975 AS DOCUMENT 23325130 AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. FURTHER AMENDED BY INSTRUMENT RECORDED DECEMBER 11, 1986 AS DOCUMENT 86593570 AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.
5. NOTATION SHOWN ON PLAT OF RIVER PLAZA RESUBDIVISION RECORDED AS DOCUMENT 94758749 THAT THE PROPERTY IS LOCATED IN ZONE "C" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD

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INSURANCE RATE MAP COMMUNITY PANEL NO. 170074 0060 B,
EFFECTIVE DATE JUNE 1, 1981.

6. (A) TERMS AND PROVISIONS OF THE RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 26, 1994 AS DOCUMENT 94758750 AND AS AMENDED BY FIRST AMENDMENT RECORDED FEBRUARY 18, 2000 AS DOCUMENT 00122313 WHICH PROVIDES FOR EASEMENTS IN FAVOR OF THE RESIDENTIAL PROPERTY, THE COMMERCIAL PROPERTY AND THE GARAGE PROPERTY ALL AS HEREIN DEFINED AND DESCRIBED; SERVICES; STRUCTURAL SUPPORT; TAXES; INSURANCE; MAINTENANCE AND REPAIR; DAMAGE TO THE IMPROVEMENTS; LIENS; RIGHTS AND REMEDIES; ARBITRATION; CONDEMNATION, ESTOPPEL CERTIFICATES; CONDOMINIUM ASSOCIATION; PARKING; ALTERATIONS; NOTICES; AND LIMITATIONS OF LIABILITY. (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT. FOR FULL PARTICULARS, SEE INSTRUMENT.
7. TERMS AND PROVISIONS OF AGREEMENT DATED MAY 2, 1978 AND RECORDED MAY 3, 1978 AS DOCUMENT 24430624 BETWEEN FIELD ENTERPRISES, INC. AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 10, 1975 AND KNOWN AS TRUST NUMBER 91123 RELATING TO THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF ENCROACHMENTS AS SHOWN AND DEFINED IN SAID INSTRUMENT.
8. MANAGEMENT AGREEMENT, DATED FEBRUARY 4, 2000 BETWEEN RIVER PLAZA, LLC AND STANDARD PARKING CORPORATION, AS DISCLOSED BY ALTA STATEMENT DATED FEBRUARY 8, 2000.
9. USE OF THE UNIT IS RESTRICTED TO THE PARKING OF VEHICLES, INCLUDING CARS, SPORTS UTILITY VEHICLES, TRUCKS, VANS, BOATS AND MOTORCYCLES.
10. EASEMENT RESERVED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00977089, OVER THE COMMON

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ELEMENTS FOR THE PURPOSE OF MAKING IMPROVEMENTS ON THE FUTURE
DEVELOPMENT PARCEL.

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