



# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that Jacalyn M. Guon, acting in the capacity as Assistant Vice-President of LR Development Company LLC d/b/a Related Midwest LLC, as sole Member of LR Parcel N LLC, a Member of 340 EAST RANDOLPH LLC, 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 severally acknowledged that she signed, sealed and delivered this instrument as her free and voluntary act, and as the free and voluntary act of said limited liability company, on behalf of said limited liability company, for the uses and purposes herein set forth.


Given under my hand and official seal, this 19th day of October, 2007.

  
NOTARY PUBLIC


OFFICIAL SEAL  
LAURA GREENLEE  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 11-7-2009

Commission expires: 11/7/2009

This instrument was prepared by Thomas O. Weeks, Esq., 350 West Hubbard, Suite #300, Chicago, IL 60610

STATE TAX  
  
OCT. 29. 07  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000105801  
REAL ESTATE TRANSFER TAX  
00979.00  
FP 102808

COUNTY TAX  
  
OCT. 29. 07  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0000105850  
REAL ESTATE TRANSFER TAX  
00489.50  
FP 102802

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## EXHIBIT "A"

### LEGAL DESCRIPTION OF PREMISES

PARCEL 1: UNIT 2303 AND P4-72 IN THE 340 ON THE PARK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 17 IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT NUMBER 0030301045 TOGETHER WITH NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY, INCLUDING EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, IN AND UPON LOTS AND PARTS OF LOTS IN LAKESHORE EAST SUBDIVISION AFORESAID, AS DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST DATED JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT NUMBER 0020732020, AS AMENDED FROM TIME TO TIME, AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY FOR ENCROACHMENTS, SANITARY AND STORM SEWER LINES, EMERGENCY EXITING PATH AND FOR USE OF WALLS FOR SEPARATION AS DEFINED, DESCRIBED AND CREATED BY THE PARCELS 16, 17 AND 17A DECLARATION, DEVELOPMENT AND EASEMENT AGREEMENT DATED FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632010, AND NON-EXCLUSIVE EASEMENTS FOR EXPANSION JOINTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY AS DESCRIBED, DEFINED AND CREATED BY THE EASEMENT AGREEMENT DATED MAY 9, 2006 AND RECORDED JUNE 16, 2006 AS DOCUMENT NUMBER 0616745017; WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717322066 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE SM1-32, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0717322066.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY, FOR INGRESS, EGRESS, USE, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0717322065.

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

This deed also is subject to:

1. Current real estate taxes and taxes for subsequent years not otherwise due and payable at the time of closing;
2. Lakeshore East special assessment district taxes for current and subsequent years not otherwise due and payable at the time of closing;
3. The terms and provisions of the Declaration and any amendments thereto;

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4. The terms and provisions of the Master Declaration and any amendments thereto;
5. Public, private and utility easements, including any easements established by, or implied from, the Declaration, the Master Declaration and any amendments thereto;
6. The terms and provisions of the Declaration of Covenants, Conditions, Restrictions and Easements and any amendments thereto;
7. The terms and provisions of the Parcels 16, 17 and 17A Declaration Development and Easement Agreement and any amendments thereto;
8. Covenants, conditions and restrictions of record (provided the same do not materially adversely impair the use and enjoyment of the Residential Unit as a residence or the Parking Unit(s) for parking purposes);
9. Applicable zoning and building laws, ordinances and restrictions;
10. Limitations and conditions imposed by the Condominium Property Act of the State of Illinois, as amended;
11. Encroachments, if any, which do not materially adversely impair the use and enjoyment of the Residential Unit as a residence or the Parking Unit(s) for parking purposes;
12. Installments due after the date of closing for assessments established pursuant to the Declaration;
13. Matters over which the title company is willing to insure;
14. Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
15. Grantee's mortgage(s); and
16. Leases, licenses and management agreements affecting the Common Elements.

Property Address: 340 East Randolph Street, Unit 2303, Chicago, Illinois 60601

Permanent Index Number(s): 17-10-318-053-0000 (contains subject property and other land for 2006 and beyond)