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SPECIAL WARRANTY DEED ILLINOIS STATUTORY



Doc#: 0731347014 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 11/09/2007 09:05 AM Pg: 1 of 4

19581589 1082

The Grantor, Hubbard Street Lofts LLC, an Illinois limited liability company, 2696 Edgewood Court, Riverwoods, Illinois 60015, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Remised, Releases, Conveys and Confirms unto THE GRANTEE, WHITNEY B. MAYSTER, 517 N. Peoria Street, Chicago, Illinois 60622

all right, title and interest of Grantor in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.

See "Subject Only To" attached hereto and main a part hereof.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois;

TO HAVE AND TO HOLD the Property in fee simple unto Grantee and its successors, heirs and assigns, forever;

AND Grantor hereby covenants with Grantee and its successors, heirs and assigns, that Grantor hereby specially warrants the title to said Property and will defend the same against unlawful claims of all persons claiming by, through or under Grantor, but not otherwise.

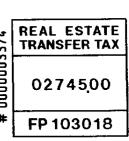
Permanent Real Estate Index Numbers: 17-08-248-008; 17-08-248-015 & 17-08-218-016 Addresses of Real Estate: 1050 W. Hubbard Street, RU-1B & PU-21 & P-22, Chicago, Illinois 60622

Dated this 15+ day of November, 2007

Hubbard Street Lofts LLC, an Illinois limited liability company

By: Andrew Ruttenberg, Its Manager





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GRANTOR ALSO HEREBY GRANTS TO THE 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, AFORESAID, 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.

THE 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 THIS UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST KEFJSAL; THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR THE PURCHASUR OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

THERE WERE NO LEMANTS AS THIS IS NEW CONSTRUCTION.

STATE OF ILLINOIS)	
COUNTY OF COOK)	S.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrew Ruttenberg, Manager of Hubbard Street Lofts 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15+ day of work ber, 2007

OFFICIAL SEAL
MELISSA A FLOWERS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/10/09

Me Issa Hower (Nowy Public)

Prepared By: Daniel M. Loewenstein

Evans, Loewenstein, Shimanovsky & Moscardini, Ltd.

130 S. Jefferson Street, Suite 500

Chicago, Illinois 60661

Mail to:

Larry Mayster, Esq. 221 N. LaSalle Street, Suite 1200 Chicago, IL 60601 Name & Address of Taxpayer: Whitney B. Mayster 1050 W. Hubbard Street Unit 1B Chicago, IL 60622

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LEGAL DESCRIPTION

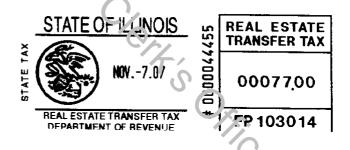
UNIT RU-1B AND PU-21 & PU-22 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HUBBARD STREET LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0720615149, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

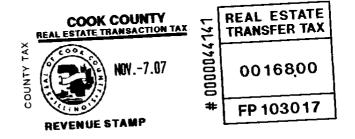
Property Address: 1050 W. Hubbard Street, RU-1B & PU-21 & PU-22, Chicago, IL

60622

PIN#: 17-03-248-008; 17-08-248-015 & 17-08-248-016







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SUBJECT ONLY TO the following matters (the "Permitted Exceptions"): (1) current nondelinquent real estate taxes and taxes for subsequent years; (2) other assessments or installments thereof not due and payable at the time of Closing (3) the Illinois Condominium Act "the Act"; (4) the Condominium Declaration; (5) public, private and utility easements which do not adversely affect Grantee's use of the Unit or Common Elements, (6) covenants, conditions and restrictions of record that do not interfere with Grantee's use of the Unit or the Common Elements; (7) applicable zoning, and building laws, ordinances and restrictions; (8) leases and licenses affecting the Common Elements; (9) leases and licenses affecting the Common (4F Elements; (10) acts done or suffered by the Grantee; (11) Grantee's mortgage, if any; and (12) rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken ub.
pads a.

Cook County Clerk's Office and used for roads and highways, if any.

