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Doc#: 0731941078 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/15/2007 12:29 PM Pg: 1 of 5

This Instrument Prepared by:
Adam T. Berkoff, Esq.
DLA Piper US LLP
203 North LaSalle Street
Suite 1900
Chicago, Illinois 60601-1293

After Recording Return to:
JOHN McGUIRK
1001 E. MAIN
SUITE G.
ST. CHARLES, IL
60134

Send Subsequent Tax Bills to:
511 S. Eighth Street
Geneva IL
60134

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Indenture is made as of this November 14, 2007, by **ORANGE BLUE, LLC**, an Illinois limited liability company ("Grantor"), whose address is 100 North Field Drive, Suite 360, Lake Forest, Illinois 60045, to Todd Augustine and Theresa Augustine ("Grantee"), whose address is 511 South 8th Street Geneva, Illinois 60134, ^M
AS JOINT TENANTS

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

See Exhibit A attached hereto and made a part hereof

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the 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.

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

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings,

Box 400-CTCC

KHOOGEEVEEN/LITVYNES 10F2
CTCC # 8383738 DA

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improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;


TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.


And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.


IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

ORANGE BLUE, LLC, an Illinois limited liability company

By: 
Duly authorized signatory

STATE TAX 	STATE OF ILLINOIS	# 0000008688	REAL ESTATE TRANSFER TAX
	NOV. 14. 07		00438.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103024

CITY TAX 	CITY OF CHICAGO	# 0000005967	REAL ESTATE TRANSFER TAX
	NOV. 14. 07		03285.00
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 103023

COUNTY TAX 	COOK COUNTY	# 0000006748	REAL ESTATE TRANSFER TAX
	REAL ESTATE TRANSACTION TAX		00219.00
	NOV. 14. 07		FP 103022

REVENUE STAMP

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STATE OF ILLINOIS)
) SS.
COUNTY OF Lake)

I, Kerrie Johnson, a Notary Public in and for the County and State aforesaid, do hereby certify that Carly Bratta, as Agent of Orange Blue, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Agent President, appeared before me this day in person and acknowledged that he/she signed and delivered the foregoing instrument as his/her own free and voluntary act and the free and voluntary act of such company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this November 14, 2007.

Kerrie Johnson
Notary Public

My Commission Expires:

4/13/10



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 1404 IN AVENUE EAST CONDOMINIUM, AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST ½ OF LOT 10 AND ALL OF LOTS 11 AND 12 IN THE SUBDIVISION OF BLOCK 18 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR AVENUE EAST CONDOMINIUM RECORDED AS DOCUMENT NO. 0725315094, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENT NO. 710, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT NO. 55, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

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.

PIN: 17-10-126-006-0000

Address: 160 East Illinois Street, Chicago, Illinois 60611

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. All taxes not yet due or payable.
2. Terms, conditions and provisions contained in the sewer and water services covenant made by Orange Blue, LLC, an Illinois limited liability company, recorded May 19, 2006 as Document 0613910129.
3. (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the declaration of condominium ownership and plat of survey attached thereto recorded as Document No. 0725315094, as amended from time to time; and (B) limitations and conditions imposed by the Condominium Property Act.
4. Encroachment of the building located mainly west and adjoining onto land by .02 feet.
5. Memorandum of Access and Installation Agreement Regarding Roof Flashing dated August 30, 2007 by and between Orange Blue, LLC and SHC Michigan Avenue, LLC.
6. Acts done or suffered by, through or under Grantee.