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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 26th day of November, 2007 by **THE RESIDENCES AT MORGAN STREET, LLC**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, of the City of Chicago, County of Cook, State of Illinois, and **MICHAEL E. PASSARELLI** a married person, having an address of 256 W. 33rd Street, Chicago, Illinois Grantee.



Doc#: 0733711013 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/03/2007 09:24 AM Pg: 1 of 3

507697#1

WITNESSETH, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, their/his/her successors and assigns, **FOREVER**, the real estate, situated in the County of Cook and State of Illinois known and described on Exhibit "A" attached hereto:

Permanent Real Estate Index Number: 17-32-402-009; 17-32-402-010; 17-32-402-011; 17-32-402-012
(Underlying Land)

Address of Real Estate: 974 West 35th Place, Unit 304, Chicago, Illinois 60609

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the revision and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

This deed is further subject to the terms and provisions contained in the Declaration of Condominium for Morgan Lofts Condominium pursuant to the Condominium Property Act recorded with the Cook County Recorder of Deeds on January 10, 2007 as document number 0701015044 relating in part to and among other things, covenants, conditions restrictions and reciprocal easements between the commercial and residential property.

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.

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Chicago, IL 60602
312-840-4242


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Parcel 1: Unit 304 together with its undivided percentage interest in the common elements in Morgan Lofts Condominium, as delineated and defined in the Declaration recorded as document number 0701015044, in the East 1/2 of the Southeast 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Storage Space 304, Limited Common Elements as delineated on a survey to condominium recorded as document number 0701015044.


Commonly known as: 974 West 35th Place
Condo 304
Chicago IL

Property of Cook County Clerk's Office

CITY TAX

 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 NOV. 29.07


0000024563

REAL ESTATE TRANSFER TAX	00397.50
FP 102807	

CITY TAX

 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 NOV. 28.07


0000024561

REAL ESTATE TRANSFER TAX	01402.50
FP 102807	

COUNTY TAX

 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 NOV. 29.07

0000042607

REAL ESTATE TRANSFER TAX	0012000
FP 102810	

STATE TAX

 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 NOV. 29.07

0000002396

REAL ESTATE TRANSFER TAX	0024000
FP 102804	

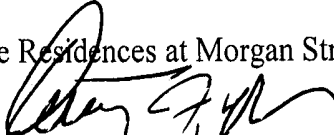
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This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, 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 herein recited; and that said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND, subject to:** (a) real estate taxes not yet due and payable; (b) zoning and building laws or ordinances; (c) all easements, restrictions, conditions and reservations or record or contained in the Declaration and a reservation by the **MORGAN LOFTS CONDOMINIUM ASSOCIATION**, (the "Association") recorded in the Office of the Cook County Recorder of Deeds on January 10, 2007 as document number 0701015044 to itself and its successors and assigns, for the benefit of said Unit set forth in the Declaration of Condominium, of the rights and easements set forth in the Declaration; (d) utility easements of records, provided the Premises does not encroach thereon; (e) provisions of the Condominium Property Act of Illinois (the "Act"); (f) party wall rights and agreements; (g) roads and highways; (h) and all leases and licenses of the common elements; and such other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

IN WITNESS WHEREOF, This Special Warranty Deed is executed this 26th day of November, 2007

The Residences at Morgan Street, LLC


by: Anthony F. DeGrazia, Managing Member

STATE OF ILLINOIS } SS.
COUNTY OF COOK }

I, the undersigned, in and for said County in the State aforesaid do hereby certify that Anthony F. DeGrazia, Managing Member of The Residences at Morgan Street, 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 manager appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary acts, and as the authorized, free and voluntary act of said Limited Liability Company, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 26th day of November, 2007


Notary



Return to:
←



Prepared by:
Richard Indyke
221 N. LaSalle St., Suite 1200
Chicago, Illinois 60601-1305

Send future tax bills to:
MICHAEL PASSARELLI
256 W. 33 ST
CHICAGO, IL 60616