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SPECIAL WARRANTY DEED

THE GRANTOR.

340 EAST RANDOLPH LLC, a 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, for and in consideration of the sum of (\$10.00) Ten and 00/100 Dollars, and other valuable consideration in hand paid,

Doc#: 0735103043 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 12/17/2007 10:45 AM Pg: 1 of 4

GRANTS, BARGAINS AND SELLS to

Leonard Leyon and Lori Sebelia, not as Tenants in Common, but as Joint Tenants with the right of survivorship 1255 S. Michigan Ave., PH 14, Chicago, IL 60605

the following described rea estate and related improvements situated in the County of Cook in the State of Illinois (collectively, the "Real

See Exhibit "A" attached hereto and made a part hereof.

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 Real Estate set forth in that certain 340 on the Park Declaration of Condominium (the "Declaration"), and Grantor reserves to itself, is 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 provision of said Declaration were recited and stipulated at length herein.

Together with all and singular the hereditaments and appurtenan es thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereo, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Real Estate, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Real Estate as above described, with the appurtenances, unto Granter, his heirs and assigns forever.

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 Real Estate, it has no done or suffered to be done anything whereby the Real Estate hereby granted are, or may be, in any manner encumbered or charged, except for those items listed on Exhibit "A" attached hereto (the "Permitted Exceptions"); and that, subject to the Permitted Exceptions, the Granton will warrant and forever defend the Real

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 28th day of November, 2007.

City of Chicago

Dept. of Revenue 537376

Real Estate Transfer Stamp

\$6,412.50

11/29/2007 15:01 Batch 10294 59

40 EAST RANDOLPH LLC

ly: LR PARCEL N LLC, a Member

By: LR Development Company LLC, a Deliwere limited liability

company of

Its: Assistant Vice President

MAIL TO:

SUBSEQUENT TAX BILLS TO:

Leonard L. Leyba and Lori Sebelia (Name) 340 East Randolph Street, Unit 3904 (Address)

Chicago, Illinois 60601

(City, State and Zip)

Leonard L. Leyba and Lori Sebelia

340 East Randolph Street, Unit 3904, Chicago, Illinois 60601 (Address, City, State and Zip)

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# **UNOFFICIAL CO**

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.

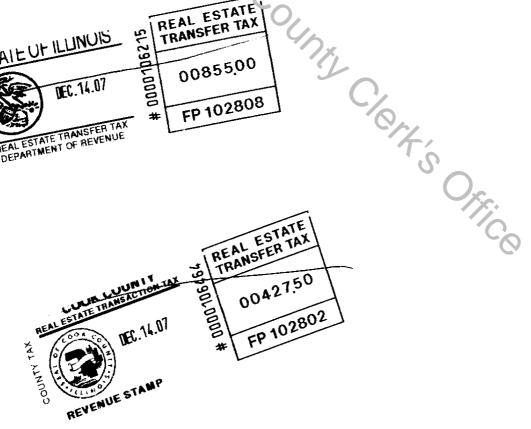
Given under my hand and official seal, this 28th day of November, 2007.

Commission expires

OFFICIAL SEAL LAURA GROUNLEE NOTARY PUBLIC, STATE OF ELLINOIS MY COMMESSION EXPERES 127-2009

This instrument was prepare ity Michael Delrahim, Esq., Brown, Udell and Pomerantz, Ltd., 1332 North Halsted Street, Chicago, Illinois 60622

ESTATE 00855.00 ESTATE TRANSFER TAX DEPARTMENT OF REVENUE



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#### EXHIBIT "A"

#### LEGAL DESCRIPTION OF PREMISES

PARCEL 1: UNIT 3904 AND P4-28 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 CN, 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, 20°2 AS DOCUMENT NUMBER 0020732020, AS AMENDED FROM TIME TO TIME, AND NON-EXCLUSIVE FASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY FOR ENCROACHMENTS, SANITARY AND STORM SEWER LINES, EMERGENCY EXITING PATH AND FOR USL 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 EACEMENTS FOR EXPANSION JOINTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTLET, 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 STOYAGE SPACE S63-8, 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;
- 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 3904, Chicago, Illinois 60601

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