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Doc#: 0803541054 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/04/2008 11:27 AM Pg: 1 of 4

**SPECIAL  
WARRANTY  
DEED**

THIS INDENTURE, made this 23<sup>rd</sup> day of January, 2008 between **CFP Fairbanks LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, whose business address is c/o Angelo, Gordon & Co., L.P., 245 Park Avenue, 26<sup>th</sup> Floor, New York, New York 10167, party of the first part, and **Tecla Partners L.L.C.**, of 1754 Banchory Ct. Downers Grove, IL 60515, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100- - - (\$10.00) - - - Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the sole member of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): 1710-212-019-0000 (affects part of the underlying land and other property)

Address of Real Estate: 240 East Illinois Street, Unit 2305, Chicago, Illinois 60611

Subject to: See Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, their 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 party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration of Condominium for the benefit of the remaining property described herein.

This deed is further 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 party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

After Recording Return to: **John Germanier 5120 Main Street Suite #1 Downers Grove, IL 60515**



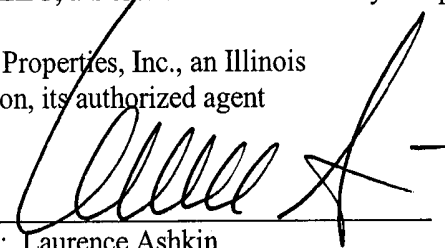
Lawyers Unit #05500  
06-13333 FY #076 MGR

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its authorized Agent, the day and year first written above.

**CFP Fairbanks LLC**, a Delaware limited liability company.

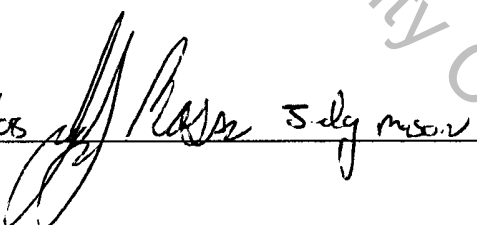
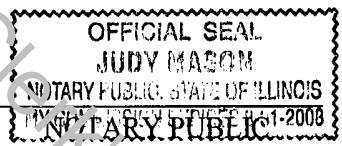
By: Centrum Properties, Inc., an Illinois corporation, its authorized agent

By:   
Name: Laurence Ashkin  
Title: President

State of ILLINOIS )  
)ss.  
County of COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Laurence Ashkin, personally known to me to be the President of Centrum Properties, Inc., an Illinois corporation, and 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 as such President, he signed and delivered the said instrument, pursuant to the authority given by CFP Fairbanks LLC and the Board of Directors of said corporation as his free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

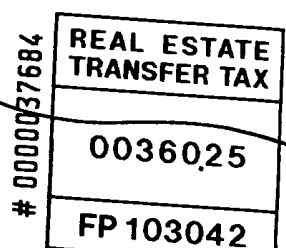
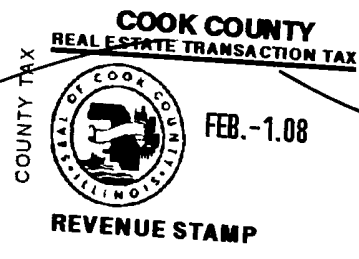
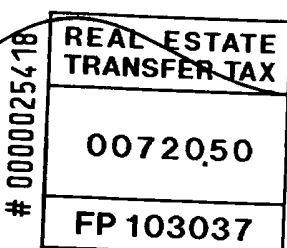
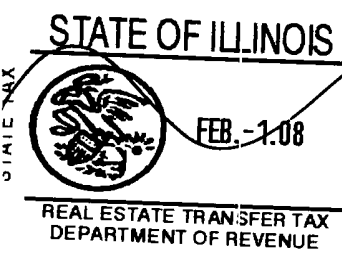
Given under my hand and official seal, this 23<sup>rd</sup> day of January, 2008.

Commission expires 8/31/08  

This instrument was prepared by:  
Michael J. Delrahim, Esq.  
BROWN, UDELL & POMERANTZ, LTD.  
1332 N. Halsted Street, Suite 100  
Chicago, Illinois 60622

Send Subsequent Tax Bills To:  
240 East Illinois  
Unit # 2305  
Chicago, IL 60611

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
542910 \$5,403.75  
02/01/2008 11:02 Batch 00791 25



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## Exhibit A

### Legal Description

Unit 2305 in The Fairbanks at Cityfront Plaza Condominium, as delineated on a survey of the following described real estate:

Certain parts of the land, property and space comprised of a part of Block 1 in Cityfront Center, being a resubdivision in the North Fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County Illinois; Which survey is attached to the Declaration of Condominium recorded as document 0725503139, as amended from time to time, together with its undivided percentage interest in the common elements.

Easement for ingress and egress over the common areas as created by the Declaration of Covenants, Conditions, Restrictions and Easements dated February 28, 2006 and recorded March 8, 2006 as document number 0606745116.

PIN NO. 17-10-212-019-0000 (affects part of the underlying land and other property)

Property of Cook County Clerk's Office

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## Exhibit B

### Permitted Exceptions

1. General real estate taxes not yet due and payable;
2. Special taxes or assessments not yet due and payable and unconfirmed special assessments;
3. Easements, covenants, restrictions, ordinances, agreements, conditions and bilding lines of record, including, without limitation, the Declaration of Covenants, Conditions, Restrictions and Easements by and between party of the first part and the owners of the other properties in Cityfront Center as amended from time to time (the "Operating Declaration") (party of the second part acknowledging and agreeing that without the necessity of obtaining such party's consent, party of the first part may amend the Operating Declaration as may be required by party of the first part's lender or as agreed among the parties to the Operating Declaration);
4. All rights, easements, restrictions, covenants, conditions and reservations of record or contained in the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and ByLaws for Garage at Cityfront Plaza Condominium Association and a reservation by the Garage at Cityfront Plaza Condominium Association ("Association") to itself and its successors and assigns, for the benefit of all unit owners at the condominium, of the rights and easements set forth in said Declaration;
5. Terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto;
6. Applicable zoning and building laws and ordinances;
7. Public and quasi-public utility easements, if any;
8. Any mortgage of party of the second part;
9. Plats of dedication and plats of subdivision and covenants thereon, if any;
10. Acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part;
11. Encroachments, if any;
12. Installments due after the date hereof for assessments established under the Declaration of Condominium;
13. Rights in rivers, roads and highways, if any;
14. Provisions of the Condominium Property Act of Illinois ("Act")
15. The repurchase option referenced in Section 14.17 of the Declaration of Condominium