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SPECIAL WARRANTY DEED

After Recording, Mail to:

Lawrence A. Guzik, Esq.
Attorney at Law
22285 Pepper Rd., Suite 308
Lake Barrington, IL 60010



Doc#: 0809809089 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/07/2008 02:11 PM Pg: 1 of 2

This space is for

EST 0820804

THIS DEED OF CONVEYANCE, is made as of April 3, 2008 between **216 S. Jefferson, LLC, an Illinois Limited Liability Company ("Grantor")**, having an address of 216 S. Jefferson St., Unit 303, Chicago, IL 60661 and **Bella Group Investments, LLC, an Illinois Limited Liability Company (the "Grantee")**, having an address of 216 S. Jefferson St., LL-1, Chicago, IL 60661.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY AND WARRANT unto Grantee, and to its respective successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Real Estate"), to-wit:

PARCEL 1: UNIT LL-1 IN THE 216 S. JEFFERSON OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9 AND 10 AND THE SOUTH 1/2 OF LOT 8 IN MAGIE AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE BLOCK 27 IN SCHOOL SECTIONS ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 10, 2007 AS DOCUMENT NUMBER 0734415001 AND ANY AMENDMENTS THERETO.

PARCEL 2: EXCLUSIVE USE OF STORAGE UNITS S-1, S-2 AND LA-1 AS LIMITED COMMON ELEMENTS AS SET FORTH AND DEFINED IN THE SECOND AMENDMENT TO THE DECLARATION OF THE 216 S. JEFFERSON OFFICE CONDOMINIUM.

Permanent Index Number: 17-16-111-021 (affects underlying land)
Address: Unit #LL-1 at 216 S. Jefferson St., Chicago, IL 60661

Grantor also 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 said Property set forth in the declaration of condominium aforesaid and any amendments thereto, recorded in the office of the recorder of deeds, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining

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

TO HAVE AND TO HOLD the real estate, with the appurtenances, unto the Grantee, its successors and assigns forever subject to: (1) general real estate taxes for 2007 and subsequent years; (2) party wall rights affecting the underlying land; (3) the Illinois Condominium Property Act and the Declaration of Condominium recorded December 10, 2007 as document number 0734415001 including all amendments and exhibits thereto; (4) applicable zoning and building laws and other ordinances of record; (5) de minimus encroachments over the common areas, if any; (6) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (7) utility easements, if any, whether recorded or unrecorded; (8) leases and licenses affecting the Common Elements; (9) covenants, conditions, restrictions, easements and agreements of record including limitations on the permitted use and alteration of the Units as set forth in the Declaration.

Grantor hereby certifies that the time within which to exercise the right of first refusal to purchase the Unit by the Tenant has expired. GRANTOR CERTIFIES THAT THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, Grantor has hereto caused the foregoing Special Warranty Deed to the signed and delivered as of the day and year first above written.

City of Chicago

Real Estate

Dept. of Revenue

Transfer Stamp

548886

\$5,775.00

216 S. Jefferson, LLC an Illinois Limited Liability Company:

04/07/2008 13:23 Batch 05346 22

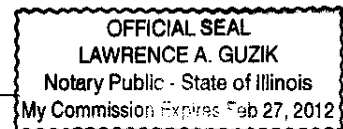
By: [Signature]
Title: Manager

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Shawn Clark, 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 own free and voluntary act as Manager of 216 S. Jefferson, LLC for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of April, 2008.

[Signature]
Notary Public



This document prepared by:

Mail subsequent tax bills to:

Lawrence A. Guzik, Esq.
Attorney at Law
22285 Pepper Rd., Suite 308
Barrington, IL 60010

Bella Group Investments, LLC
216 S. Jefferson St., LL-1
Chicago, IL 60661
Attn: Shawn Clark, Manager

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX
00550.00
FP 103037

COOK COUNTY REAL ESTATE TRANSACTION TAX
APR.-7.08
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00275.00
FP 103042

