DEFICIAL COPY

STATUTORY (ILLINOIS) (INDIVIDUAL TO INDIVIDUAL)

THE GRANTOR, PAUL FISHBEIN, married to SUSAN L. FISHBEIN of the City of Highland Park, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: BOBBY SIMMONS, of 325 N. LaSalle Street, #650, Chicago, Illinois the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 0819135010 Fee: \$66.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 07/09/2008 08:23 AM Pg: 1 of 4

SEE ATTACHED LEGAL - Exhibit "A" attached hereto

Permanent Real Estate Index Number: 17-10-212-022-0000 -17-10-212-023-0002 affects the land and other property

Address of Real Estate. 240 East Illinois, Unit 801/P-801, Chicago, Illinois 60611

THIS IS NOT HOMESTEAD PROPERTY

(above space for recorder only)

SUBJECT TO THE FOLLOWING: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Bayer: all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and byla ws. if any; and general real estate taxes not yet due and payable at the time of Closing. The deed shall also be subject to Familia "B" as attached hereto.

In Witness Whereof, said Grantor has caused its pame to be signed to these presents this 30th day of June, 2008.

PAUL FISHBEIN

State of Illinois)

County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that PAUL FISHBEIN Seller, personally known to me to be the same person whose name is subscribe i to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and belivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official soal his 30

NOTARY PUDLIC STATE OF ILLINOIS My Commission Expires 04/03/2009 otary Public

This Instrument was prepared by Brown, Udell & Pomerantz, 1332 N. Halsted Street Suite 100, Chicago, IL.

Mail to: Lora Fausett 381B S. Main Place Carol Stream, Illinois 60188

Send subsequent tax bills to: **Bobby Simmons** 240 E. Illinois, Unit 801 Chicago, Illinois 60611

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THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT 801 IN THE LOFTS 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 0630315058, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

UNIT P-801 IN THE CARAGE AT CITYFRONT PLAZA CONDOMINIUM, AS DELINEATED IN 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 AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0630315059 AS AMENDED FROM TIME, TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 OVER THE COMMON AREAS AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS DATED FEBRUARY 23, 2006 AND RECORDED MARCH 8, 2006 AS DOCUMENT 0606745116.

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Exhibit B

- Terms, provisions, covenants, conditions, restrictions and options contained in and easements. Liens for assessments, and rights and obligations created by Declaration of Condominium recorded as Document Number 0630315058 and any amendments thereto.
- Terms, provisions, covenants, conditions, restrictions and options contained in and easements, liens for assessments, and rights and obligations created by Declaration of Condominium recorded as Document Number 0630315059 and any amendments thereto.
- 3. Limitations and conditions imposed by the "Condominium Property Act."
- 4. Development Rights Agreement between The Chicago Dock and Canal Trust and The Equitable Life Assurance Society of the United States dated December 31, 1985 and recorded as Document Number 85343997, concerning, among other matters, compliance with planned unit development, infrastructure improvements, covenants and easements. Affects the underlying land.
- 5. Ordinance passed by The City of Chicago, November 26, 1986 and recorded February 24, 1987 as Documen'. Number 87106319, vacating Seneca Street and alley, which includes reservation of easements. Affects the underlying land.
- 6. Mutual Grant of Easements arrong The Chicago Dock and canal Trust, The Equitable Life Assurance Society of the United States and The City of Chicago dated December 18, 1986 and recorded February 24, 1987 as Document Number 87106321.

Affects the underlying land.

7. Declaration of Covenants, Conditions, Restrictions and Easements for Cityfront Center West by The Equitable Life Assurance Society of the United States recorded April 30, 1992 as Document Number 92296750, amended by Document Number 96813611, concerning, among other matters, membership in and formation of the association, assessments and liens therefore, esplanade, building sites and public improvements.

Affects the underlying land.

8. Encroachment of steel columns and supports set in the ground and right to maintain public telephone located at the most North and Westerly corner of the subject property as delineated on survey by Chicago Guaranty Survey Company dated May 15, 1909, revised June 14, 1999 as order number 9812022, and noted in Deed from Grand Pier Center, L.L.C. to LB Streeterville LLC, recorded March 25, 2003 as Document Number 0030403342.

Affects the underlying land.

9. Rights to place structural supports on the property below the areas dedicated for alley and public street, as disclosed by Deed from Grand Pier Center, L.L.C. to LB Streeterville LLC, recorded March 25, 2003 as Document Number 0030403342.

Affects the underlying land.

10. Terms, Provisions and Conditions as set forth in Declaration of Covenants, Conditions, Restrictions and Easements dated February 28, 2006 and recorded March 8, 2006 as Document Number 0606745116.