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SPECIAL WARRANTY DEED

After Recording, Mail to:

Paul DeBiase, Esq. Attorney at Law 5536 W. Montrose Ave. Chicago, IL 60641 Doc#: 0822129052 Fee: \$38.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Gook County Recorder of Deeds Date: 08/08/2008 12:26 PM Pg: 1 of 2

This space is for RECORDER'S USE ONLY

COT 0821470

THIS DEED OF CONVEYANCE, is made as of the 24, 2008 between 216 S.

Jefferson, LLC, an illinois Limited Liability Company ("Grantor"), having an address of 1205 N. Dearborn St., Chicago, IL 60610 and MMA Group, LLC, an Illinois Limited Liability Company (the "Grantee"), naving an address of 2247 W. Lawrence Ave., Chicago, IL 60625.

216 S. Tefferliow (#301) (Licens IL 6066)

WITNESSETH, that Grantor, fc. 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 NO. 303 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 ½ OF LOT 8 IN MAGIE AND MERRILL'S SUBDIVISION OF THE EAST ½ OF THE BLOCK 27 IN SCHOOL SECTIONS ADDITION TO CHICAGO IN THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 39 NORTH PANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE P-4, A LIMITED COMMON/ELEMENT AS FER FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY/ILLINOIS.

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

Permanent Index Number: 17-16-111-021 (affects underlying land) Address: Unit #303 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 2008 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; and (1011) at certain Lease dated as of June 30, 2008 between 216 S. Jefferson, LLC as Landlord and Roedige Corporate Interior Planning, Inc. for Unit 303 (the "Premises") at 216 S. Jefferson St., Chicago, 1, 60661.

The Grantor hereby certifies that this Unit was vacant on the date of the notice of conversion and that there is no right of first refusal to purchase the Unit by any tenant. GRANTOR HEREBY 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 Dept. of Revenue 560028

Real Estate ransfer Stamp \$5.565.00

08/08/2008 11:56 Batch 03148

216 S Jefferson, LLC an Illinois Limited Liability Company:

By: Title:

State of Illinois SS. County of Cook

I, the undersigned, a Notary Public in and for said County, in the State afcresaid, 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 244

day of July, 2008

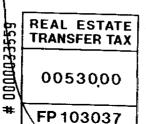
Notary Public /

This document prepared by: Lawrence A. Guzik, Esq Attorney at Law

22285 Pepper Rd., Suite 308

Barrington, II 60010 STATE OF ILLINOIS

AUG.-8.08 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE



Mail subsequent tax bills to: MMA Group, LLC

Chicago, IL 60625

2247 W. Lawndald Ave LAWRENCE A. GUZIK Notary Public - State of Illinois Mv Commission Exoires Feb 27, 2012

COOK COUNTY AUG. -8.08

