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07/22/0096 45 001 Page 1 of 6
1999-11-01 11:22:48
Cook County Recorder 31.108

Mail to:

MARC E. LEONIS
39 S. La Salle #1022
CHICAGO IL 60603

Send subsequent tax bills to:

CHRISTIAN H. HELLER
1300 W. FLETCHER
#3E
CHICAGO IL 60657



GIT 4252219 1343

SPECIAL WARRANTY DEED

THIS AGREEMENT between FLETCHER STREET CONDOMINIUMS LLC, a Delaware limited liability company (the "Grantor"), and CHRISTIAN H. HELLER, an unmarried man of Chicago, Illinois (the "Grantee"), WITNESSETH that the Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, all of the following described real estate, 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).

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 Grantor either in law or equity, of, in and to the above described premises, with the

6067

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04000
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE AUG 25 '99
P.B. 11191
898.50

04000
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE AUG 25 '99
P.B. 11191
898.50

04000
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE AUG 25 '99
P.B. 11191
898.50

04000
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REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE AUG 25 '99
P.B. 11191
898.50

04000
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE AUG 25 '99
P.B. 11191
898.50

23918
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
RR. 10676
JUL 19 '99
DEPT. OF REVENUE
599.00

089321
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP AUG 25 '99
P.B. 11421
299.50

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Property of Cook County Clerk's Office

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hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject Unit described herein, the rights and easements for the benefit of said Unit set forth in the Declaration of Condominium recorded as Document No. 98954975, as amended; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

Grantor also hereby grants and assigns to Grantee, its successors and assigns, parking spaces A-3 and A-4 as limited common elements as set forth and provided in the aforementioned Declaration of Condominium.

This Deed is subject to all rights, easements, covenants, 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 Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or will 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, Grantor WILL WARRANT AND DEFEND, subject to the Permitted Exceptions appearing on Exhibit B which is attached hereto and made a part hereof.

Grantor also hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

(NOTE: new construction, therefore, there are no Tenants who would have an option to purchase any unit).

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Dated this 7th day of October, 1999.

FLETCHER STREET CONDOMINIUMS LLC,
a Delaware limited liability company

By: [Signature]
Steven Golovan, its Co-Manager

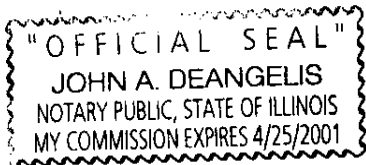
Prepared by:
Sandra L. Waldier, Esq.
Bell, Boyd & Lloyd
70 West Madison Street
Suite 3300
Chicago, Illinois 60602

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, JOHN A DEANGELIS, a Notary Public in and for said County and State, do hereby certify that Steven Golovan, of Fletcher Street Condominiums LLC, a Delaware limited liability company personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Co-Manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 23rd day of OCTOBER 1999.



[Signature]
Notary Public

Commission expires _____

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EXHIBIT A

UNIT 1300-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN FLETCHER STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 98954975, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-29-102-039
14-29-102-040
~~14-29-102-042~~

COMMON ADDRESS: 1300-02 West Fletcher, Unit 1300-3, Chicago, Illinois 60657

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Non-delinquent general real estate taxes and special taxes or assessments.
2. The provisions of the Illinois Condominium Property Act and the Chicago Municipal Code, Chapter 100.2, including all amendments thereto.
3. The provisions of the Condominium Declaration recorded as Document No. 98954975 including all amendments and exhibits thereto.
4. Applicable zoning and building laws and ordinances and other ordinances of record.
5. Encroachments, if any.
6. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
7. Leases and licenses affecting the Common Elements as defined in the Condominium Declaration.
8. Covenants, conditions, agreements, building lines and restrictions of record.
9. Easements recorded at any time prior to Closing, including any easements established by or implied from the Condominium Declaration or amendments thereto.
10. Liens, encroachments and other matters over which the Greater Illinois Title Company is willing to insure over at Seller's expense; provided, however, that the title exceptions described in 5, 7, 8, or 9 above shall not prohibit the Purchaser's use of the Unit as a single-family residence.

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