



09181330140

This instrument was prepared by:  
Pircher, Nichols & Meeks  
900 North Michigan Ave.  
Suite 1050  
Chicago, IL 60611  
Attention: Marc A. Benjamin, Esq.

Doc#: 0918133014 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/30/2009 08:39 AM Pg: 1 of 5

After recording return to:  
Barnes & Thornburg LLP  
1 North Wacker Drive  
Suite 4400  
Chicago, IL 60606  
Attention: Douglas Robson, Esq.

8470744-02-Tms (info)

Property of Cook County Clerk's Office

THE RESIDENCES AT 900 CONDOMINIUM

SPECIAL WARRANTY DEED

THIS DEED, made effective as of this 25 day of June, 2009, between 900 TOWER, LLC, a Delaware limited liability company ("Grantor"), and CLARENCE, LLC ("Grantee"), 141 W. Jackson, Suite 210, Chicago, IL 60604.

AN ALASKAN LIMITED LIABILITY COMPANY

WITNESSETH, that Grantor, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does GRANT, BARGAIN AND SELL, subject to the limitations and exceptions set forth below, to Grantee the following described real estate, situated in Cook County, Illinois, to wit:

Unit No. 24A in The Residences at 900 Condominium ("the Unit") as delineated on a survey of the real estate described on Schedule A attached hereto, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for the Residences at 900 Condominium Association recorded with the Recorder's Office of Cook County, Illinois on August 28, 2007 as Document No. 0724015057, as amended by First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for the Residences at 900 Condominium Association recorded with the Recorder's Office of Cook County, Illinois on December 27, 2007 as Document No. 0736115108 (together, the "Declaration"), together with its undivided percentage interest in the Common Elements (as defined in the Declaration), together with the tenements and appurtenances thereunto belonging, and together with all the rights and easements for the benefit of said property set forth in the

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Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

TO HAVE AND TO HOLD the same unto Grantee as aforesaid and to the proper use, benefit of Grantee forever.

And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, 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 received; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, but not otherwise, except as against, and this deed is subject to: (1) current non-delinquent real estate taxes and assessments, and taxes and assessments for subsequent years, and any real estate taxes and assessments for prior years as long as such prior year taxes and assessments are the subject of a title endorsement in favor of the Grantee in the Owner's Policy; (2) the Illinois Condominium Property Act [765 ILCS 605/1 et seq.]; (3) the Declaration (including, without limitation, the right of repurchase and purchase described in Article XI thereof); (4) the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements recorded with the Recorder's Office of Cook County, Illinois as Document No. 0723960081; (5) applicable zoning, planned unit development and building laws, ordinances and restrictions; (6) leases and licenses affecting the Common Elements; (7) public and utility easements; (8) covenants, conditions and restrictions of record; (9) rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for alleys, roads and highways, if any; (10) acts done or suffered by the Grantee, or anyone claiming by, through or under the Grantee and (11) liens, encroachments and other matters over which are the subject of a title endorsement in favor of the Grantee in the Owner's Policy. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

THIS CONVEYANCE IS SUBJECT TO GRANTOR'S RIGHT TO REPURCHASE THE UNIT PURSUANT TO THE TERMS SET FORTH IN THE CONDOMINIUM PURCHASE AGREEMENT BY AND BETWEEN GRANTOR, AS SELLER, AND GRANTEE, AS PURCHASER, DATED JUNE 2, 2009 (THE "PURCHASE AGREEMENT"), AS AMENDED BY THAT CERTAIN RIDER TO THE PURCHASE AGREEMENT DATED JUNE 16, 2009.

ALL TENANTS OF THE UNIT HAVE EITHER WAIVED OR FAILED TO EXERCISE ANY RIGHT OF FIRST REFUSAL OR HAD NO RIGHT OF FIRST REFUSAL WITH RESPECT TO THE UNIT.

NONE OF THE MEMBERS OR MANAGERS IN GRANTOR SHALL BE PERSONALLY LIABLE FOR THE PERFORMANCE OF ANY OBLIGATIONS HEREUNDER AND RECOURSE HEREUNDER SHALL BE LIMITED TO THE ASSETS OF GRANTOR. IN NO EVENT SHALL A NEGATIVE CAPITAL ACCOUNT OR ANY FUNDING OBLIGATION OF A MEMBER OR MANAGER IN GRANTOR BE DEEMED AN ASSET OF GRANTOR.

IN WITNESS WHEREOF, Grantor has duly executed this deed as of the day and year first above written.


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900 TOWER, LLC,  
a Delaware limited liability company


By: Patrick M  
Name: Patrick J. Meara  
Its: Vice President

Address of Property: 77 East Walton Street  
Unit 24A  
Chicago, Illinois 60611

Permanent Real Estate Tax No.: 17-03-211-041-1019

STATE TAX	 STATE OF ILLINOIS JUN.26.09 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000110736	REAL ESTATE TRANSFER TAX
			03000.00
			FP 103024

COUNTY TAX	 COOK COUNTY REAL ESTATE TRANSACTION TAX JUN.26.09 REVENUE STAMP	# 0000008813	REAL ESTATE TRANSFER TAX
			01500.00
			FP 103022

CITY TAX	 CITY OF CHICAGO JUN.26.09 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000001087	REAL ESTATE TRANSFER TAX
			31500.00
			FP 103023

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STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, Lillian Feden, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patrick J. Meara, Vice President of 900 TOWER, 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 Vice President, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 25<sup>th</sup> day of June, 2009.

Lillian Feden  
NOTARY PUBLIC,

employed by JMB Financial Advisors, LLC

[Seal]



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## SCHEDULE A TO SPECIAL WARRANTY DEED

[The Residences at 900 Condominium]

UNIT 24A IN THE RESIDENCES AT 900 CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3 AND 4 IN THE PLAT OF RESUBDIVISION OF 900 NORTH MICHIGAN NO. 2, PART OF THE LAND, PROPERTY AND SPACE OF LOTS 1, 5 AND 6 IN "900 NORTH MICHIGAN," BEING A RESUBDIVISION OF LAND, PROPERTY AND SPACE OF PART OF BLOCK 13 AND THE ACCRETIONS THERETO IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1989 AS DOCUMENT NUMBER 89208433, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE RESIDENCES AT 900 CONDOMINIUM ASSOCIATION RECORDED AUGUST 28, 2007 AS DOCUMENT NUMBER 0724015957, IN COOK COUNTY, ILLINOIS, AS AMENDED BY FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE RESIDENCES AT 900 CONDOMINIUM ASSOCIATION RECORDED DECEMBER 27, 2007 AS DOCUMENT NUMBER 0736115108, IN COOK COUNTY ILLINOIS, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Address of Property:                    77 East Walton Street  
    Unit No. 24A  
    Chicago, Illinois 60611

Permanent Real Estate Tax No.:    17-03-211-041-1019