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THIS INSTRUMENT PREPARED BY:

Marty DeRoin
210 South Clark Street
Suite 2025
Chicago, Illinois 60604

Doc#: 0925247006 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/09/2009 08:18 AM Pg: 1 of 5

4393760 (1/2)

ABOVE SPACE FOR RECORDER'S USE ONLY

8-28
61

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 24th day of August, 2009, between 1555 Wabash, LLC, a Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor")

Andrew Berni & Carol Berni, husband & wife ("Grantee"),

2641 Bauer Road City North Aurora, State IL Zip 60542 WITNESSETH, that Grantor,

for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

* NOT AS TENANTS IN COMMON, NOT AS JOINT TENANCY BUT AS TENANTS BY THE ENTIRETY
See Exhibit A attached hereto.

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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

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Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration (as defined below), 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.

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.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, 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 recited, subject only to:

- (a) General real estate taxes not yet due and payable, including taxes which may accrue by reason of new or additional improvements during the year of closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights which do not interfere with the use of the unit;
- (d) Terms, provision and conditions of the Declaration of Condominium Ownership for 1555 Wabash Condominium, including all Exhibits thereto, as amended from time to time (the "Declaration");
- (e) The Illinois Condominium Property Act;

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- (f) Applicable zoning and building laws and ordinances;
- (g) Roads and highways, if any;
- (h) Unrecorded public utility easements, if any;
- (i) Grantee's mortgage, if any;
- (j) Plats of dedication and covenants thereof;
- (k) Acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee.
- (l) Liens and other matters of title over which the title company is willing to insure without cost to Grantee.

Permanent Real Estate Index Number(s): **17-12-107-024-0000** (Affects underlying land)

Address(es) of real estate: 50 East 16th Street, Chicago, Illinois 60605, Unit # **704**

Parking Space **61** Storage Cage **64**

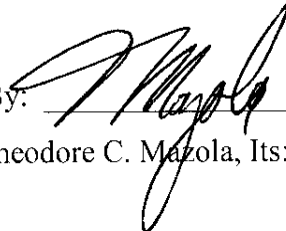
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

1555 South Wabash LLC,

By: 1555 South Wabash, an Illinois Limited

Liability Company

By:  _____
 Theodore C. Mazola, Its: Managing Member

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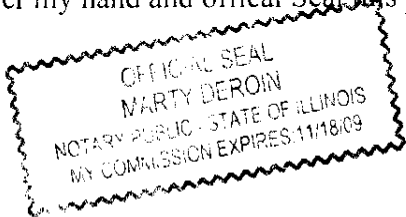
STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I Marty DeRoin , a Notary Public in and for said County and State, do hereby certify that Theodore C. Mazola, personally known to me to be its Managing Member of By the 1555 South Wabash, LLC, an Illinois Limited Liability Company (the "Company") appeared before me this day in person and acknowledged that as such member signed, sealed and delivered this instrument as his free and voluntary act, on the behalf of the 1555 Wabash LLC, for the purposes therein set forth.

GIVEN under my hand and official Seal this 24th day of August, 2009.



[Handwritten Signature]

Notary Public

MAIL TO:

Benjamin W. Wong, Esq.
2615 N. Sheffield Ave
Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:

Andrew & Carol Berni
50 East 16th St.
Unit 704
Chicago, IL 60616

OR RECORDER'S OFFICE BOX NO. ___

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ORDER NO.: 1301 - 004393760
ESCROW NO.: 1301 - 004393760

1

STREET ADDRESS: 50 EAST 16TH STREET UNIT #704, P-61
CITY: CHICAGO **ZIP CODE:** 60616 **COUNTY:** COOK
TAX NUMBER: 17-22-107-024-0000

Property of Cook County Clerk's Office


LEGAL DESCRIPTION:

PARCEL 1: UNITS 704 AND P-61 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1555 S. WABASH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0916918036, AS AMENDED FROM TIME TO TIME, IN NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-64, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

CITY OF CHICAGO

CITY TAX



SEP.-4.09


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006689

REAL ESTATE TRANSFER TAX
02793.75
FP 103018

CITY OF CHICAGO

CITY TAX



SEP.-4.09


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006689

REAL ESTATE TRANSFER TAX
01117.50
FP 103018

STATE OF ILLINOIS

STATE TAX



SEP.-4.09


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000048980

REAL ESTATE TRANSFER TAX
00372.50
FP 103014

COOK COUNTY

COUNTY TAX



SEP.-4.09

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000048668

REAL ESTATE TRANSFER TAX
00186.25
FP 103017