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10012160260

Doc#: 1001216026 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/12/2010 11:14 AM Pg: 1 of 4

Old Republic National Title Insurance Company
20 South Clark Street
Suite 2000
Chicago, IL 60603

0911436 1/2 SPECIAL WARRANTY DEED

This indenture, made this 31st day of October, 2009, between Astoria Tower, LLC, an Illinois limited liability company and duly authorized to transact business in the State of Illinois, Grantor, and Lee R. Morris, 1456 S. Rogowski, Merrionette Park, Illinois, Grantee

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollar (\$10.00) and good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the managing member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and to his heirs and assigns, FOREVER, all the following real estate situated in Cook County, Illinois which is commonly and known and described as follows:

The property is legally described in 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 the Grantee, their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes for the current year not yet due and for subsequent years, 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;

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- (d) The Declaration of Condominium Ownership for the Astoria Tower Condominium (the "Declaration"); including all Exhibits thereto, as amended from time to time;
- (e) The Illinois condominium Property act;
- (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; and
- (k) Acts done or suffered by Grantee, or anyone claiming under Grantee.

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

ASTORIA TOWER, LLC, an Illinois limited liability company

By: WEW Astoria Tower, LLC, its Managing Member

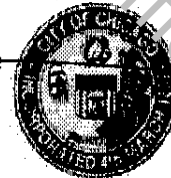
By: [Signature]
Managing Member

Prepared by: Murray J. Lewison
Johnson and Colmar
300 S. Wacker Drive – Suite 1000
Chicago, Illinois 60606

After Recording
Mail to:
*BERNARD F. LUD
2940 W. 95TH ST
LAWRENCE PARK, IL 60800*

Send Subsequent
Tax Bills to:
*LEE R. MORRIS
11456 S. ROBOWSKI
MARIONETTE PARK, IL*

City of Chicago
Dept. of Revenue
595393



Real Estate
Transfer
Stamp
\$1,779.75

12/4/2009 14:06

Batch 474,257

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000063194	REAL ESTATE TRANSFER TAX
	JAN. 12. 10		0008475
			FP 103042

REVENUE STAMP

STATE TAX	STATE OF ILLINOIS	# 0000050894	REAL ESTATE TRANSFER TAX
	JAN. 12. 10		0016950
			FP 103037

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

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ALTA COMMITMENT 2006

File No. 0911436
Associated File No:

EXHIBIT A

Unit 1308, together with its undivided percentage interest in the common elements in Astoria Tower Condominium, as delineated and defined in the Declaration recorded May 19, 2009 as document number 0913918053, in the Fractional Section 15, Township 39 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.

09-15-304-057-0000

Property of Cook County Clerk's Office