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Doc#: 1017216052 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/21/2010 02:15 PM Pg: 1 of 4

1013933 1/2

SPECIAL WARRANTY DEED

This indenture, made this 11th day of May, 2010, between Astoria Tower, LLC, an Illinois limited liability company and duly authorized to transact business in the State of Illinois, Grantor, and Philip D. Bonomi and Judith Ann Bonomi, 147 Pleasant View Drive, Oswego, 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 as Joint Tenants with Right of Survivorship and to their 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;

Old Republic National Title
Insurance Company

20 S. Clark Street, Ste 2000
Chicago, IL 60603
312-641-7799



C. J.
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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: F/D Astoria, LLC, its Managing Member

By: 

Managing Member

Prepared by: Murray J. Lewison
Johnson and Colmar
2201 Waukegan Road – Suite 260
Bannockburn, Illinois 60015

After Recording

Mail to: PETER N. METRAN, ESQ.
123 W. WASHINGTON ST.
SUITE 216
OSWEGO, IL. 60543

Send Subsequent

Tax Bills to: PHILIP D. BONOMI AND JUDITH A. BONOMI
147 W. PLEASANTVIEW DR.
OSWEGO, IL. 60543

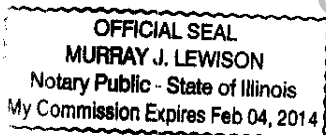
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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that THOMAS DIPIAZZA of F/D Astoria LLC, an Illinois limited liability company, which is the manager of Astoria Tower, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing Special Warranty Deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, on behalf of the limited liability company and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 11th day of May, 2010.

Murray J. Lewison
Notary Public



City of Chicago
Dept. of Revenue
602201



Real Estate
Transfer
Stamp
\$3,780.00
Batch 1,313,977

6/21/2010 13:25
dr00191

STATE TAX

STATE OF ILLINOIS



JUN. 21. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

**REAL ESTATE
TRANSFER TAX**


00360.00

FP 103037

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JUN. 21. 10

REVENUE STAMP

**REAL ESTATE
TRANSFER TAX**

00180.00

FP 103042

0000056755
0000068347

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EXHIBIT A

Unit 1704 and Parking Unit P-903 together with its undivided percentage interest in the common elements in Astoria Tower Condominium, as delineated and defined in the Declaration recorded as Document Number 0913918053, in the Fractional Section 15, Township 39 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.

Grantor also hereby 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, 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.

Common Address: 8 E. Ninth Street, Chicago, IL
PIN: 17-15-304-053
17-15-304-055
17-15-304-057