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Doc#: 1019741027 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 07/16/2010 10:51 AM Pg: 1 of 3

SPECIAL WARRANTY DEED (LLC to Individual)

THIS AGREEMENT, made this 24th day of June, 2010 between 1935 S. Wabash, LLC, a Delaware Limited Liability Company, as GRANTOR, created and existing under and by virtue of the laws of the State of Delaware and dady authorized to transact business in the State of Illinois Bruce Marcus, of 4240 N. Clarendon 215-s, Chicago IL 60613

ABOVE SPACE FOR RECORDER'S USE ONLY

as GRANTEE(S), WITNESSETH, that GRANTOR, for and in consideration of Ten and no/100 Dollars (\$10.00), in hand paid by GRANTEE(S), the receipt whereof is acknowledged, and pursuant to the authority given by Manager of said GRANTOR, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE(S), not as tenants in common or as joint tenarits, but as TENANTS BY THE ENTIRETY, all of the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Together with all and singular the hereditaments and appurtenences thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereon, 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 said premises as above described.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), that it has not done or suffered to be done, anything whereby the said premises nevely granted are, or may 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, it WILL WARRANT AND DEFEND, subject to those exceptions set forth below.

Permanent Real Estate Index Number(s):

17-22-306-015, 17-22-306-016, 17-22-306-017, 17-22-306-018, 17-22-306-037, 17-22-306-038, 17-22-306-039, 17-22-306-040

17-22-306-041, and 17-22-306-042

Address(es) of Real Estate:

1955 S. Wabash Avenue, Dwelling Unit 717

Subject, however, to the general real estate taxes for the year 2009 and thereafter, and all instruments, covenants, conditions, restrictions, applicable zoning laws, ordinances, and regulations of record.

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; 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

STEWART TITLE COMPANY 2055 W. Army Trail Road, Suite 110 Addison, IL 60101 630-889-4000



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IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed by its Manager the day and year first above written.

GRANTOR: 1935 S. Wabash, LLC

By: MK Manager Corp., an Illinois Corporation, its Manager

its Manager

F. Martin Paris, Jr., its Pres dent

STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

I, the undersigned a notary public in and for said County, in the State aforesaid, DO HERBY CERTIFY that F. Martin Paris personally known to me to be the President of MK Manager Corp, an Illinois Corporation, the Manager of 1935 S. Wabash, I LC a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes there in set forth.

GIVEN under my hand and official seal, this 24 day of June, 2010.

OFFICIAL SEAL
ELIZABETH C. PARIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES SEP 26, 2012

Notary Public

MAIL RECORDED DEED TO:

HT PROSPECT IN

SEND SUBSEQUENT TAX BILLS TO:

Bruce Marcus

1935 S. Wabash Ave 4717

Chicago, Illinois 60616

THIS INSTRUMENT PREPARED BY:

Robert E. Molloy 1525 W. Homer, Suite 401 Chicago, Illinois 60622 (773)278-4237 CITY OF CHICAGO



JUL.-2.10

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE



COUR COUNTY
ALESTATE TRANSACTION TAX



COUNTY

JUL.-1.10

REVENUE STAMP



STATE OF ILLINOIS



JUL.-1.10

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE



FP 102804

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EXHIBIT A

Dwelling Unit 717 together with its undivided percentage interest in the common elements in the 1935 Wabash Condominium, as delineated and defined in the Declaration of Condominium recorded as Document # 1006910027 in the Office of the Recorder of Deeds of Cook County, Illinois, in the Southwest 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clark's Office