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WARRANTY DEED
ILLINOIS STATUTORY
(Individuals to Trust)

MAIL TO:

Jason S. Ornduff, Esq.
Thompson Coburn LLP d/b/a
Thompson Coburn Fagel Haber
55 East Monroe Street, 37th Floor
Chicago, Illinois 60603

NAME AND ADDRESS OF TAXPAYER:

J. Regan and Rhonda C. Thomas
270 East Pearson Street
Unit 601
Chicago, Illinois 60611

Doc#: 1023718079 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 08/25/2010 04:51 PM Pg: 1 of 5

(above space for Recorder's use)

THE GRANTORS, J. Regan Thomas and Rhonda C. Thomas, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars and other good and valuable consideration in hand raid, CONVEY and WARRANT a ½ undivided interest to J. Regan Thomas and Rhonda C. Thomas, not personally or individually, but solely as Trustees of the J. Regan Thomas Revocable Trust dated October 10, 2008, and a ½ undivided interest to Rhonda C. Thomas and J. Regan Thomas, not personally or individually, but solely as Trustees of the Rhonda C. Thomas Revocable Trust dated October 10, 2008 (collectively, the "Grantee"), as tenants in common, in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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

Permanent Index Numbers:

17-03-228-034-4014 (Unit 601)

17-03-228-035-4068 (Parking Space P68) 17-03-228-035-4069 (Parking Space P69) 17-03-228-035-4082 (Parking Space P82)

Property Address:

270 East Pearson Street, Unit 601

Chicago, Illinois 60611

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the Illinois Real Lettle Transfer Tax Law. 35 ILCS 200/31-45(e). Authorized Agent STATE OF ILLINOIS SS. COUNTY OF COOK Before me, a Notary Public in and for said County and State, personally appeared J. REGAN THOMAS and RHONDA C. THOMAS, who acknowledged that they did sign the foregoing instrument as their free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Chercy Illinois this J day of Chercy 2010. OFFICIAL SEAL CHERCY COTTINALD NOTARY PUBLIC SEAL CHERCY COTTINALD NOTARY PUBLIC SEAL CHERCY COTTINALD NOTARY PUBLIC Seal SUBSEQUENT tax bills to: Jason A. Ornduff, Esq. Thompson Coburn LLP d/b/a J. Regan Thomas and Rhonda C. Thomas 270 East Pearson Street	Dated this <u>Approay</u> of <u>Nother</u> , 2010.	_
This Deed is exercite from Real Estate Transfer Taxes pursuant to Section 31-45, Paragraph e, of the Illinois Real Estate Transfer Tax Law. 35 ILCS 200/31-45(e). Authorized Agent STATE OF ILLINOIS SSS. COUNTY OF COOK Before me, a Notary Public in and for said County and State, personally appeared J. REGAN THOMAS and RHONDA C. THOMAS, who acknowledged that they did sign the foregoing instrument as their free and voluntary act for the purposes thereir set forth, including the release and waiver of the right of homestead. IN TESTIMONY WHEREOF, I have hereunto set my hand and official sear at Church Corporate My Commission Expires on: This instrument was prepared by: Send subsequent tax bills to: Jason A. Ornduff, Esq. Thompson Coburn LLP d/b/a J. Regan Thomas and Rhonda C. Thomas 270 East Pearson Street	U .	Algen Tum-
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the Illinois Real Lettle Transfer Tax Law. 35 ILCS 200/31-45(e). Authorized Agent STATE OF ILLINOIS SS. COUNTY OF COOK Before me, a Notary Public in and for said County and State, personally appeared J. REGAN THOMAS and RHONDA C. THOMAS, who acknowledged that they did sign the foregoing instrument as their free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Chercy Illinois this J day of Chercy 2010. OFFICIAL SEAL CHERCY COTTINALD NOTARY PUBLIC SEAL CHERCY COTTINALD NOTARY PUBLIC SEAL CHERCY COTTINALD NOTARY PUBLIC Seal SUBSEQUENT tax bills to: Jason A. Ornduff, Esq. Thompson Coburn LLP d/b/a J. Regan Thomas and Rhonda C. Thomas 270 East Pearson Street		RMONDA C. THOMAS
STATE OF ILLINOIS) SS. COUNTY OF COOK Before me, a Notary Public in and for said County and State, personally appeared J. REGAN THOMAS and RHONDA C. THOMAS, who acknowledge 1 that they did sign the foregoing instrument as their free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Chicago Illinois this day of Chicago A. 2010. OFFICIAL SEAL THOMAS AND	This Deed is exercipt from Real Estate Transfer Taxes pursuant to Section 31-45, Paragraph e, of the Illinois Real Estate Transfer Tax Law. 35 ILCS 200/31-45(e).	
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Before me, a Notary Public in and for said County and State, personally appeared J. REGAN THOMAS and RHONDA C. THOMAS, who acknowledged that they did sign the foregoing instrument as their free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Chicago Illinois this 24 day of Charles A. 2010. OFFICIAL SEAL CHERNL GOTIWALD NOTARY PUBLIC STATE OF LLINORS IN COMMISSION EXPRESIONAL NOTARY PUBLIC STATE OF LLINORS IN COMMISSION EXPRESION EXPRESION EXPRESION PUBLIC STATE OF LLINORS IN COMMISSION EXPRESION	Autho	rized Agent ///
Before me, a Notary Public in and for said County and State, personally appeared J. REGAN THOMAS and RHONDA C. THOMAS, who acknowledged that they did sign the foregoing instrument as their free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Chicago day of Cheryl Cottonal Notary Public. OFFICIAL SEAL NOTARY PUBLIC. STATE OF LINOR NOTARY PUBLIC.		
THOMAS and RHONDA C. THOMAS, who acknowledged that they did sign the foregoing instrument as their free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Checase Illinois this 2 day of August , 2010. OFFICIAL SEAL CHERYL GOTTWALD NOTARY PUBLIC - STATE OF LLINOS NY COMMISSION DOPPES 0072014 My Commission Expires on: This instrument was prepared by: Send subsequent tax bills to: Jason A. Ornduff, Esq. J. Regan Thomas and Rhonda C. Thomas 270 East Pearson Street		
CFFICIAL SEAL CHERYL GOTTWALD NOTARY PUBLIC - STATE OF LLINOS MY COMMISSION EXPIRES ON: This instrument was prepared by: Send subsequent tax bills to: Jason A. Ornduff, Esq. Thompson Coburn LLP d/b/a J. Regan Thomas and Rhonda C. Thomas 270 East Pearson Street	Before me, a Notary Public in and for said County and State, personally appeared J. REGAN THOMAS and RHONDA C. THOMAS, who acknowledged that they did sign the foregoing instrument as their free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead.	
CHERYL GOTTWALD NOTARY PUBLIC - STATE OF ILINOIS MY COMMISSION EXPIRES ON: This instrument was prepared by: Send subsequent tax bills to: Jason A. Ornduff, Esq. Thompson Coburn LLP d/b/a J. Regan Thomas and Rhonda C. Thomas 270 East Pearson Street	IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Checago,	
This instrument was prepared by: Send subsequent tax bills to: Jason A. Ornduff, Esq. J. Regan Thomas and Rhonda C. Thomas Thompson Coburn LLP d/b/a 270 East Pearson Street	OFFICIAL SEAL CHERYL GOTTWALD NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPRESSO/2014	
Jason A. Ornduff, Esq. J. Regan Thomas and Rhonda C. Thomas Thompson Coburn LLP d/b/a 270 East Pearson Street	My Commission Expires on:	
Thompson Coburn LLP d/b/a 270 East Pearson Street	This instrument was prepared by:	Send subsequent tax bills to:
Thompson Coburn Fagel Haber 55 East Monroe Street, 37 th Floor Chicago, Illinois 60603 Unit 601 Chicago, Illinois 60611	Thompson Coburn LLP d/b/a Thompson Coburn Fagel Haber 55 East Monroe Street, 37 th Floor	270 East Pearson Street Unit 601

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EXHIBIT "A" LEGAL DESCRIPTION OF PREMISES

PARCEL 1: UNIT 601 IN THE BELVEDERE CONDOMINIUMS (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

- (A) THE LEASEHOLD ESTATE, (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 270 EAST PEARSON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF JUNE 31, 2000, WHICH LEASE WAS RECORDED AUGUST 2, 2000 AS DOCUMENT 000584667, AND RE-RECORDED AUGUST 11, 2000 AS DOCUMENT NUMBER 00614549, AND AS AMENDED BY AMENDMENT TO GROUND LEASE RECORDED MARCH 2, 2001 AS DOCUMENT NUMBER 0010169900 AND SECOND AMENDMENT TO GROUND LEASE PECORDED MAY 20, 2004 AS DOCUMENT NUMBER 0414131096, AND BY UNIT SUBLEASE RECORDED MAY 21, 2004 AS DOCUMENT NUMBER 0414242164, WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HERLINAFTER DESCRIBED) FOR A TERM OF 99 YEARS COMMENCING JULY 31, 2000 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND
- (B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 2 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PI INCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECURDED AS DOCUMENT NUMBER 0414131100, AS AMENDED, FROM TIME TO TIME, TOGETHER WITH ITS UNDITIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.
- PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-14 A 1 IMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.
- PARCEL 3: UNIT P68, UNIT P69 AND UNIT P82 IN THE 270 EAST FEALSON GARAGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: (AS HREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON FLEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:
- (A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAM 1.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT UFCON REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLPAOIS, AS LESSOR, AND 270 EAST PEARSON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, LATED MAY 20, 2004, WHICH LEASE WAS RECORDED MAY 20, 2004 AS DOCUMENT 0414131097, AND BY UNIT SUBLEASES RECORDED MAY 21, 2004 AS DOCUMENT NUMBERS 0414242260 AND 0414242261, WHICH LEASE, AS AMEDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 95 YEARS COMMENCING MAY 20, 2004 (EXCEPT THE BULDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND
- (B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 3 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414131101, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 4: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0414131098.

PARCEL 5: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 3 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0317834091.

Permanent Index Numbers: 17-03-228-034-4014 (Unit 601)

17-03-228-035-4068 (Parking Space P68) 17-03-228-035-4069 (Parking Space P69) 17-03-228-035-4082 (Parking Space P82)

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Dugist 25, 2010

Signature:

Grantor or Agent

Subscribed and sworn to

before me this 25 day of 12

Notary Public

OFFICIAL SEAL
CHERYL GOTTWALD
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPERS OFFICIAL

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Nogust 25, 2010

Signature:

Grantee or Ager

Subscribed and sworn to

before me this <u>25</u> day of

AUGUST, 2010.

Notary Public

OFFICIAL SEAL CHERYL GOTTWALD NOTARY PUBLIC - STATE OF ILLINCIP MY COMMISSION EXPIRES:03/20/14

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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