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10273390370

Doc#: 1027339037 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/30/2010 12:08 PM Pg: 1 of 7

This Instrument Prepared by:
Brian A. Cohen, Esq.
DLA Piper LLP (US)
203 North LaSalle Street
Chicago, Illinois 60601-1293

After Recording Return to:
GOLDSTONE & ASSOCIATES
1819 W. GONZA AVE
CHICAGO IL 60622
Attn: Jennifer Goldstein

Send Subsequent Tax Bills to:
LETRECO, LLC
111 W. Jackson Suite 1158
Chicago IL

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Indenture is made as of September 13, 2010, between **Metropolitan Tower II LLC**, a Delaware limited liability company ("Grantor"), whose address is c/o Pilot Real Estate Group, 10 Glenville Street, 3rd Floor, Greenwich, CT 06831, and **LETRECO, LLC**, a Florida limited liability company ("Grantee"), whose address is 111 W Jackson Blvd, #1158 Chicago, Illinois 60604;

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject property described herein, the rights and easements for the benefit of said property set forth in the Declaration of Condominium as more specifically described in Exhibit A hereof, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said 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 said Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings,

Near North National Title
222 N. LaSalle
Chicago, IL 60601

EAST42846970.4

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MAIL TO

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improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, 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;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

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IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

Metropolitan Tower II LLC, a Delaware limited liability company

By: Pilot 102 LLC, a Connecticut limited liability company, its Manager

By: *[Signature]*
Name: Justin O'Leary
Its: Authorized Signatory

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, *Sandi Bauer*, a Notary Public in and for the County and State aforesaid, do hereby certify that *Justin O'Leary*, the duly authorized signatory of Pilot 102 LLC, a Connecticut limited liability company, as manager of Metropolitan Tower II LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such *Justin O'Leary*, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his own free and voluntary act and the free and voluntary act of such company in its capacity as the *Authorized Signatory* of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this September 13, 2010.

[Signature]
Notary Public

My Commission Expires:



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EXHIBIT A **LEGAL DESCRIPTION**

PARCEL 1:

UNIT 2202, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT(S) STORAGE SPACE S21-P, AND PARKING SPACE UNIT P1-40, P1-39, IN THE METROPOLITAN TOWER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE METROPOLITAN TOWER CONDOMINIUM, WHICH PLAT OF SURVEY DELINEATES PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 1 THROUGH 5 AND THE NORTH-SOUTH 10-FOOT PRIVATE ALLEY IN THE SUPERIOR COURT PARTITION OF LOT 1 IN BLOCK 8 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (SUPERIOR COURT DEGREE ENTERED APRIL 8, 1871) TOGETHER WITH LOTS 4 AND 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS' UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PERPETUAL, RECIPROCAL EASEMENT BENEFITING PARCEL 1 FOR CAISSONS TO BE CENTERED ON THE DIVIDING LINE BETWEEN LOTS 4 AND 5 IN BLOCK 8 CREATED BY AGREEMENT DATED MAY 1, 1923 BETWEEN SIMON W. STRAUS AND CHICAGO TITLE AND TRUST COMPANY, TRUSTEE UNDER TRUST NUMBER 11227, RECORDED DECEMBER 26, 1924 AS DOCUMENT NUMBER 8718964.

PARCEL 3:

PERPETUAL EASEMENT BENEFITING PARCEL 1 CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED NOVEMBER 4, 1977 AS DOCUMENT NUMBER 24180486, TO USE OIL TANKS AND RELATED PIPING LINES AND CONDUITS LOCATED IN THE CNA BUILDINGS, AS THEREIN DEFINED, FOR THE PURPOSE OF THE STORAGE OF FUEL OIL AND FOR ENTRY UPON AND FOR INGRESS AND EGRESS FOR MEN, MATERIAL AND EQUIPMENT TO THE EXTENT REASONABLY NECESSARY IN THE PERFORMANCE OF OIL TANK MAINTENANCE, AS THEREIN DEFINED.

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PARCEL 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 073510377, AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 14, 2008 AS DOCUMENT NUMBER 0804531073 AND SECOND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 29, 2008 AS DOCUMENT NUMBER 0824216033 (AS THE SAME MAY BE AMENDED FROM TIME TO TIME, THE "REA"), OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY DESCRIBED THEREIN.

Commonly known as Unit 2202 and Parking Space Unit P1-40, P1-39 (collectively, the "Purchased Unit"), 510 S. Michigan Avenue, Chicago, Illinois 60604

PIN 17-15-107-077-1466-unit
17-15-107-077-1083-parking
17-15-107-077-1084-parking

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EXHIBIT B

PERMITTED EXCEPTIONS


- (1) General real estate taxes not due and payable at the time of closing;
- (2) The Illinois Condominium Property Act;
- (3) The Condominium Declaration, including the Plat and all other amendments and exhibits thereto;
- (4) Applicable zoning and building laws and ordinances and other ordinances of record;
- (5) Encroachments, if any;
- (6) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (7) Utility easements, if any, whether recorded or unrecorded;
- (8) Leases and licenses affecting the Common Elements;
- (9) Covenants, conditions, restrictions, easements and agreements of record including, without limitation, the REA;
- (10) Liens and other matters of title over which Near North National Title LLC is willing to insure without cost to Grantee.

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This page being added for Revenue Stamps

CITY OF CHICAGO

CITY TAX



SEP. 16. 10


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000391

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 05880.00 |
| FP326675 |

STATE OF ILLINOIS

STATE TAX



SEP. 23. 10


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000059622

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00560.00 |
| FP 103037 |

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



SEP. 23. 10

REVENUE STAMP

0000071315

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00280.00 |
| FP 103042 |

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