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THIS DOCUMENT WAS PREPARED BY:

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Doc#: 1028835054 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/15/2010 12:36 PM Pg: 1 of 5

AFTER RECORDING MUST BE RETURNED TO:

Max Tax Buro:
Brad Dalle
Whyte Hirschboeck Dudek, S.C.
555 E. Wells Street, Suite 1900
Milwaukee, WI 53202

This space is for RECORDER'S USE ONLY

FIRST AMERICAN
SPECIAL WARRANTY DEED File # 2081754

THIS INDENTURE made this 31st day of August, 2010, between Fifth Third Bank an Ohio banking corporation, 222 E. Riverside Plaza, 30th Floor, Chicago, IL 60606, created and existing under and by virtue of the of the laws of the State of Ohio and duly authorized to transact business in the State of Illinois, as Grantor, and Grossman Real Estate, LLC, an Illinois limited liability company, as Grantee.

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

COMMON ADDRESS: 312 N. May, Unit 101, Chicago IL 60607

Capitalized terms not defined herein shall have meanings ascribed to them in the Condominium Real Estate Purchase And Sale Contract, as amended, between Grantor and Grantee.

Together with all and singular the hereditament 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, unto the Grantee, either in law or in equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.


Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate. This Deed is subject to all covenants, conditions and restrictions of record, public and utility easements, acts done and suffered through Grantee, all

S Y
P 5
S _____
SCY _____
INT C-2

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STATE TAX

STATE OF ILLINOIS



OCT. 12. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

1836000000

000009375

REAL ESTATE
TRANSFER TAX


00125.00

FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



OCT. 12. 10

REVENUE STAMP

1836000000

000000000


REAL ESTATE
TRANSFER TAX

00212.50

FP 103028

CITY TAX

CITY OF CHICAGO



OCT. 12. 10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000011331

REAL ESTATE
TRANSFER TAX

04462.50

FP 102812

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special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and by-laws and general real estate taxes not yet due and payable at the time of Closing.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, its successors 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 herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same by, through or under it, WILL WARRANT AND DEFEND, subject to the exceptions identified in the Commitment for title insurance (number 2081754) issued by First American Title Insurance Company.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written:

SELLER:

FIFTH THIRD BANK, an Ohio banking corporation

By: Stephen J. Papp
Its Vice Pres

By: Matthew Kirdine
Its Vice Pres

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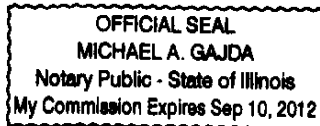
STATE OF ILLINOIS)

COUNTY OF DuPage)

The undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Stephen Taglioue, Vice President of Fifth Third Bank, and Matthew Kinchua, Vice President of Fifth Third Bank, the Grantor, personally known to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes therein set forth.

Given under my name and official seal, Aug 30th, 2010.

Michael A. Gajda
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1: UNIT 101 IN THE WAREHOUSE 312 LOFTOMINIUM, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
PARTS OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00769057, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT NUMBER 00730334.

Permanent Index #'s: 17-08-408-012-1056

Property Address: 312 N. May Street #101, Chicago, Illinois 60607

PROPERTY OF Cook County Clerk's Office