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YY04329 (1/1)
SPECIAL 2-4
WARRANTY GIT
DEED

THIS INDENTURE, is executed and delivered as of January 20, 2011 between LOACQ, L.L.C., an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois, whose business address is 3740 W. North Ave., Chicago, IL 60647, party of the first part, and Richard Bresson, as a single way many.



Doc#: 1103847030 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds
Date: 02/07/2011 02:55 PM Pg: 1 of 3

party of the second part.

WITNESSETH, that the party of the best part, for and in consideration of the sum of Ten and No/100 - - - (\$10.00) - - - - Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the following described land, situated in the County of Cook and State of line oil known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to:

See Exhibit B attached hereto and made a part le cof

THERE WERE NO TENANTS AS THIS IS NEW CONSTRUCTION

Together with all and singular hereditaments and appurtenances thereunto oclonging, 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 the party of the first part, either in law or in 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 party of the second part, it, ne'rs and assigns forever.

Party of the first part also hereby grants to the party of the second part, 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 of Condominium, aforesaid, and party of the first part 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 said Declaration were recited and stipulated at length herein.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 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 FOREVER DEFEND.

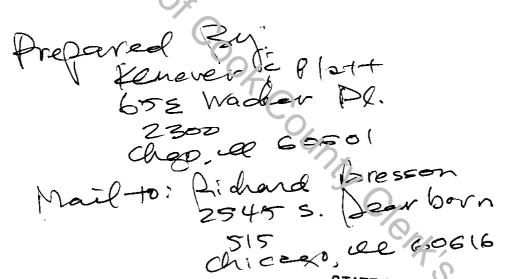
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Exhibit A – Legal Description

UNIT 515 AND PARKING SPACE P-03 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN OPERA LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0733815135, AS AMENDED FROM TIME TO TIME, IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common'y known as 2545 S. Dearborn, Chicago, Illinois 60616

P.I.N. 17-28-237-035-1093; 17-08-237-035-1124



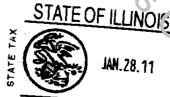




JAN.28.11

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE





REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE



CITY OF CHICAGO



JAN.28.11

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE



COOK COUNTY REAL ESTATE TRANSACTION TAX

JAN.28.11



REVENUE STAMP

1744	REAL ESTATE TRANSFER TAX
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#	FP 103017

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Exhibit B

Permitted Exceptions

- General real estate taxes not yet due and payable and delinquent real estate taxes that the 1. Title Company has insured over;
- Special taxes or assessments and unconfirmed special assessments; 2.
- Easements, covenants, restrictions, ordinances, agreements, conditions and building lines 3. of record; including, without limitation, any agreement affecting the development or the concluction of residential dwelling units in the Development;
- Terms, provisions and conditions of the Condominium Documents, including all 4. amendments and exhibits thereto;
- Applicable 20 ning and building laws and ordinances; 5.
- Public and quasi-public utility easements, if any; 6.
- Purchaser's mortage, if any; 7.
- Plats of dedication and plats of subdivision and covenants thereon; 8.
- Acts done or suffered by or judgments against Purchaser, or anyone claiming under 9. Purchaser;
- Liens and other matters of title over which the Title Company is willing to insure without 10. cost to Purchaser;
- Encroachments, if any; 11.
- Installments due after the Closing for a ses ments established under the Declaration; and tof li. 12.
- Provisions of the Condominium Property Act of Illinois. 13.