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This Instrument Prepared by:

Peter T. Wall, Esq.
Petacque & Wall, LLC
1200 North Ashland Avenue
Suite 600
Chicago, Illinois 60622



Doc#: 1104940105 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/18/2011 12:09 PM Pg: 1 of 7

After Recording Return to:

Petti Murphy & Associates
1100 Ravinia Place
Orland Park, Illinois 60462
Attn: Thomas L. Murphy

This space reserved for recorder's use only.

Send Subsequent Tax Bills to:

Jay and Arlene Lubinsky
160 East Illinois Street
Unit 1608
Chicago, Illinois 60611

SPECIAL WARRANTY DEED

This Indenture is made as of the 4th day of February, 2011, by **ORANGE BLUE, LLC**, an Illinois limited liability company ("Grantor"), whose address is 1200 North Ashland Avenue, Suite 600, Chicago, Illinois 60622, to **JAY AND ARLENE LUBINSKY** ("Grantee"), whose address is 160 East Illinois, Unit 1608, Chicago, Illinois 60611, as tenants by the entirety and not as joint tenants and not as tenants-in-common;

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 Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Declaration of Condominium, aforesaid, 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.

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

<p>STATE OF ILLINOIS</p> <p>STATE TAX</p>  <p>FEB.-8.11</p> <p>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	<p># 0330001170</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="text-align: center;">0057800</td> </tr> <tr> <td style="text-align: center;">FP 103024</td> </tr> </table>	REAL ESTATE TRANSFER TAX	0057800	FP 103024
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<p>COOK COUNTY</p> <p>COUNTY TAX</p> <p>REAL ESTATE TRANSACTION TAX</p>  <p>FEB.-8.11</p> <p>REVENUE STAMP</p>	<p># 0000001180</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="text-align: center;">0028900</td> </tr> <tr> <td style="text-align: center;">FP 103022</td> </tr> </table>	REAL ESTATE TRANSFER TAX	0028900	FP 103022
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<p>CITY OF CHICAGO</p> <p>CITY TAX</p>  <p>FEB.-8.11</p> <p>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	<p># 0000002511</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="text-align: center;">0606900</td> </tr> <tr> <td style="text-align: center;">FP 103023</td> </tr> </table>	REAL ESTATE TRANSFER TAX	0606900	FP 103023
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IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

ORANGE BLUE, LLC, an Illinois limited liability company

By: Michael W. Husman
Name: Michael W. Husman
Its: Authorized Signatory

Property of Cook County Clerk's Office

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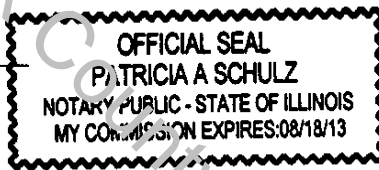
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Patricia A. Schulz, a Notary Public in and for the County and State aforesaid, do hereby certify that Michael W. Husman, as Authorized Signatory of Orange Blue, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, 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, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 4th day of February, 2011.

Patricia A. Schulz
Notary Public

My Commission Expires:



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 1608 IN AVENUE EAST CONDOMINIUM, AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 1/2 OF LOT 10 AND ALL OF LOTS 11 AND 12 IN THE SUBDIVISION OF BLOCK 18 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR AVENUE EAST CONDOMINIUM RECORDED ON SEPTEMBER 10, 2007 AS DOCUMENT NO. 0725316094, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, 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 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 SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENT NO. 217, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

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PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT NO. 69, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

PIN: 17-10-126-011-1112

Address: 160 East Illinois Street, Unit 1608, Chicago, Illinois 60611

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. All rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for Avenue East Condominium, recorded as Documents No. 0725315094 as may be amended from time to time, the same as though the provisions of said Declaration were recited and stipulated at length herein, and the Bylaws associated therewith.
2. General real estate taxes not yet due and payable at the time of closing.
3. Covenants, conditions and restrictions of record which are not currently violated and which do not impair use of the real estate as a condominium residence.
4. Public utility easements.
5. All special governmental taxes or assessments confirmed and unconfirmed.
6. Any acts done or suffered by or through Grantee.