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WARRANTY DEED

Doc#: 1109404003 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/04/2011 08:23 AM Pg: 1 of 5

Above Space for Recorder's Use Only

THE GRANTOR, TEN EAST DELAWARE, LLC, an Illinois limited liability company, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO ASTOR STREET PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY ("Grantee") Unit 12 B and Parking Space P-18, 10 East Delaware Place, Chicago, Illinois 60611 the following described Real Estate situated in the County of Cook and the State of Illinois, to wit: Unit 12 B and Parking Space P-18 in 10 East Delaware Condominium (the "Unit"), as delineated on a Plat of Survey of 10 East Delaware Condominium, which Plat of Survey is attached as Exhibit D to the Declaration of Condominium for 10 E. Delaware Condominium recorded December 15, 2009 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 0934910051 (the "Declaration of Condominium"), together with the undivided percentage interest in the common elements of such Unit(s), all as legally described in Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Numbers: Part of 17-03-209-005-0000; 17-03-209-008-0000; 17-03-209-009-0000; 17-03-209-010-0000; 17-03-209-021-0000; 17-03-209-023-0000; 17-03-209-024-0000. The above Permanent Real Estate Index Numbers include other property.

New PIN -17-03-209-028-1027 (Unit 12 B)

New PIN -17-03-209-028-1133 (P-18)

Address of Real Estate: Unit 12 B and Parking Space P-18, 10 East Delaware Place, Chicago, Illinois 60611

To have and to hold the Real Estate unto Grantee forever.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described unit, the rights and easements for the benefit of said unit 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 of Condominium 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 of Condominium the same as though the provisions of said Declaration of Condominium were recited and stipulated at length herein.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the Unit, the rights and easements for the benefit of said Unit set forth in the Declaration of Easements and Operating Requirements for 10 East Delaware described below.

Box 400-CTCC

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The Warranties are subject to:

1. real estate taxes not yet due and payable, including taxes that may accrue by reason of new or additional improvements during the year in which the Closing occurs;
2. special taxes or assessments and unconfirmed special assessments;
3. zoning and building laws or ordinances;
4. the Illinois Condominium Property Act, as amended from time to time (the "Act");
5. covenants, conditions, restrictions, easements, agreements and building lines of record;
6. terms, provisions and conditions contained in the Planned Development Ordinance Number 7667 adopted June 13, 2005 and all agreements and conditions required thereby, as amended from time to time;
7. terms, provisions and conditions contained in the Declaration of Easements and Operating Requirements for 10 East Delaware, dated as of December 14, 2009, and recorded in the Office of the Cook County Recorder of Deeds on December 15, 2009, 2009 as Document Number 0934910050;
8. terms, provisions and conditions contained in the Declaration of Condominium;
9. the land lies within the boundaries of a special service area as disclosed by ordinance recorded as Document 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances; provided, however, as of the date hereof, no taxes are due or payable thereunder;
10. unrecorded public and quasi-public utility easements;
11. amendments to the documents identified above, leases, subordinations or restrictions recorded prior to the date hereof which do not adversely affect the use of the Unit by Grantee for the purposes permitted by the Declaration of Condominium;
12. encroachments, if any, which relate to the Parcel or the Building and do not interfere with the use and occupancy of the Unit;
13. installments due after the Closing for assessments established under the Declaration of Condominium; and
14. any and all liens and such other matters as to which the issuer of the title insurance policy insures Grantee against loss or damage.

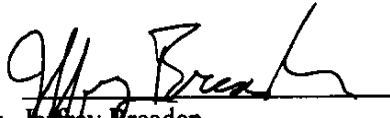
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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents as of this 30th day of March, 2011.

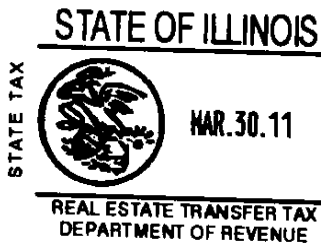
TEN EAST DELAWARE, LLC, an Illinois limited liability company

By: Prime/Ten East, LLC, an Illinois limited liability company, its Manager

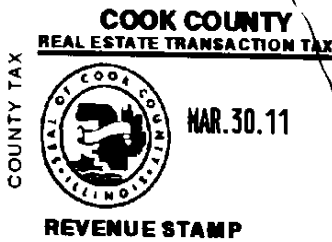
By: The Prime Group, Inc., an Illinois corporation, its Manager

By: 
Name: Jeffrey Breden
Its: Senior Vice President

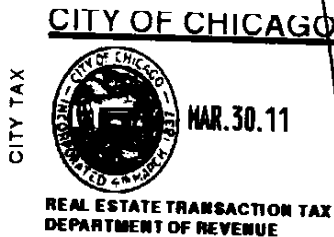
Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX
01490.00
FP 103024



REAL ESTATE TRANSFER TAX
00745.00
FP 103022

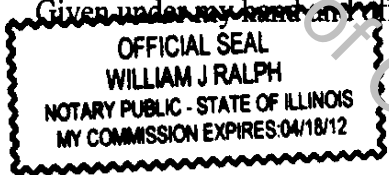


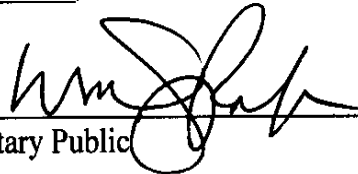
REAL ESTATE TRANSFER TAX
15645.00
FP 103023

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Jeffrey Breaden, personally known to me to be the Senior Vice President of The Prime Group, Inc., which is the Manager of Prime/Ten East Delaware, LLC, an Illinois limited liability company, which is the Manager of Ten East Delaware, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument pursuant to authority given by the board of directors of said corporation as his/her free and voluntary act, and as the free and voluntary act of said corporation, as manager of Prime/Ten East, LLC, the manager of Ten East Delaware, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal on March 30, 2011




Notary Public

My commission expires: _____

This instrument was prepared by:

William J. Ralph
Burton & Ralph LLP
180 North LaSalle Street
Suite 1820
Chicago, Illinois 60601

Mail to:
Keith L. Moore, Esq.
806 Greenwood Street
Evanston, IL 60201

Send subsequent tax bill to:
Astor Street Partners
1406 Astor Street
Chicago, IL 60610

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008839695 D2

STREET ADDRESS: 10 E. DELAWARE

UNIT 12B

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER:

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 12B AND P-18 IN 10 EAST DELAWARE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF 10 EAST DELAWARE CONDOMINIUM OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF THE SOUTH HALF OF THE WEST THIRD OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, AND OF PARTS OF LOT 6 IN THE SUPERIOR COURT PARTITION OF THE EAST TWO THIRDS OF BLOCK 12 IN THE CANAL TRUSTEES' SUBDIVISION AFORESAID, ALL IN 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 0934910051, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS DESCRIBED IN THE DECLARATION OF EASEMENTS AND OPERATING REQUIREMENTS AND RECORDED AS DOCUMENT 0934910050.

NEW 17-03-209-028-1027 (Unit 12-B)

17-03-209-028-1133 (P-18)

EXISTING PINS - 17-03-209-005-0000

17-03-209-008-0000

17-03-209-009-0000

17-03-209-010-0000

17-03-209-021-0000

17-03-209-023-0000

17-03-209-024-0000