



Doc#: 1123516005 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/23/2011 11:10 AM Pg: 1 of 6

This instrument prepared by:

Michael S. Friman, Esq.  
McCormick Braun Friman, LLC  
Two North LaSalle Street  
Suite 1200  
Chicago, Illinois 60602

After recording, return to:  
Daniel Hofstetter, Esq.  
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Chicago, IL 60602

Send subsequent tax bills to:  
Dr. Sean Salehi, M.D.  
Mahtab Hariri-Salehi  
11 East Walton, Unit 3402  
Chicago, IL 60611

FIRST AMERICAN  
File # 2146425B

*This space reserved for recorder's use only.*

**SPECIAL WARRANTY DEED**

This Indenture is made as of this 17<sup>th</sup> day of August, 2011, between First Elysian Properties, LLC, a Delaware limited liability company ("Grantor"), whose address is 11 East Walton Street, Chicago, Illinois 60611, and Sean Salehi and Mahtab Hariri-Salehi, husband and wife, ("Grantee"), whose address is 11 East Walton, Unit 3402, Chicago, IL 60611.

**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, not as tenants in common but as joint tenants with right of survivorship, all of the following described real estate, situated in the County of Cook and State of Illinois:

Unit No. 3402 in the Elysian Private Residences Condominium, as delineated on and defined on the plat of survey of the following described parcel of real estate:

See Exhibit A attached hereto and made a part hereof

which survey is attached as Exhibit C to the Declaration of Condominium Ownership for the Elysian Private Residences Condominium, recorded in the Cook County Recorder of Deeds as Document No. 0932331019, as amended from time to time (the "Private Residences Condominium Declaration"), together with its undivided percentage interest in the common elements.

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Grantor also hereby grants to Grantee, its successors and assigns: (1) the exclusive right to use exclusive limited common element storage space number S-15; and (2) the non-exclusive right to have two automobiles parked by a valet ("Valet Parking Right") in the Elysian Hotel and Private Residences parking garage. Grantee's easement rights to use the Valet Parking Right shall be subject to the terms of Section 2.10 of the Private Residences Condominium Declaration and subject to the terms of the Elysian Easement.

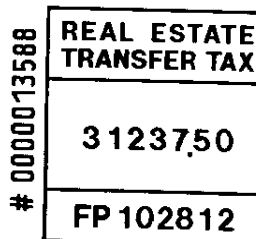
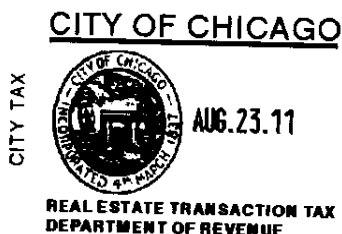
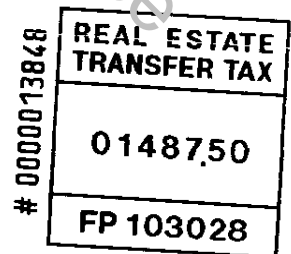
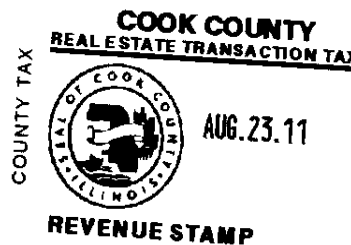
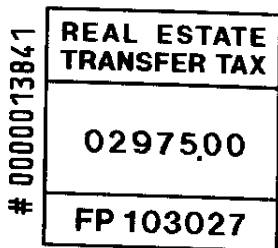
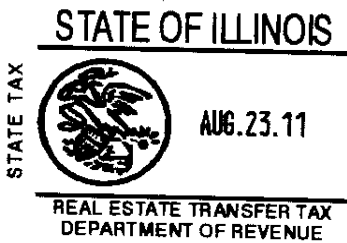
Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Private Residences Condominium Declaration, aforesaid, and Grantor reserves to itself, its 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 Private Residences Condominium Declaration the same as though the provisions of said 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, 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.

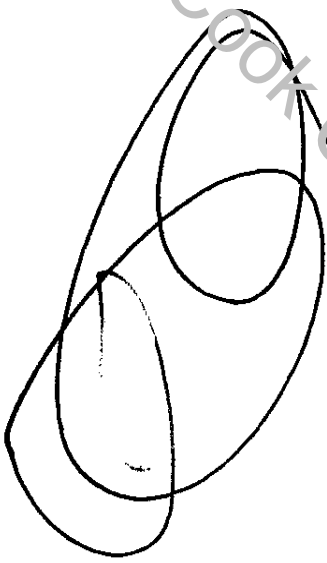
**FIRST ELYSIAN PROPERTIES, LLC,**  
a Delaware limited liability company

By: 

Name: David Pisor

Its: Authorized Signatory

Property of Cook County Clerk's Office

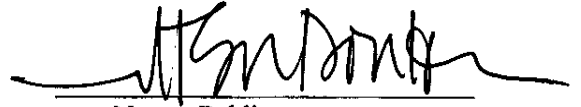


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STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that David C. Pisor, the Authorized Signatory of First Elysian Properties, 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 Authorized Signatory, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument his free and voluntary act and the free and voluntary act of such limited liability company for the uses and purposes therein set forth.

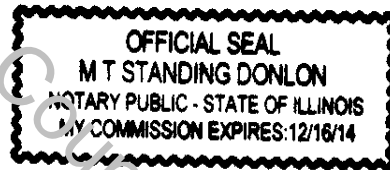
Given under my hand and notarial seal, this 17<sup>th</sup> day of August 2011.



Notary Public

My Commission Expires:

12/16/14



Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NO. 3402 IN THE ELYSIAN PRIVATE RESIDENCES CONDOMINIUM, AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF THE WEST 1/3 OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF LOTS 6, 7, 8, 9, 10 AND 11 IN THE SUPERIOR COURT PARTITION OF THE EAST 2/3 OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION AFORESAID, TOGETHER WITH THAT PART OF THE PUBLIC ALLEY DEDICATED BY INSTRUMENT RECORDED FEBRUARY 3, 1886 AS DOCUMENT NUMBER 688526 AND VACATED BY ORDINANCE RECORDED MAY 31, 2006 AS DOCUMENT 0615144102 IN BLOCK 12 AFORESAID, ALL TAKEN AS A TRACT, LYING NORTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 12 AFORESAID; THENCE SOUTH 0 DEGREES 15 MINUTES 31 SECONDS WEST, ALONG THE WEST LINE OF SAID BLOCK 12, A DISTANCE OF 111.41 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 99.95 FEET; THENCE NORTH 72 DEGREES 42 MINUTES 44 SECONDS EAST, 21.99 FEET TO A POINT ON THE MOST WESTERLY EAST LINE OF LOT 6 AFORESAID, SAID POINT BEING 4.55 FEET (AS MEASURED ALONG SAID EAST LINE) SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE CONTINUING NORTH 72 DEGREES 42 MINUTES 44 SECONDS EAST, 15.00 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 AFORESAID; THENCE SOUTH 89 DEGREES 40 MINUTES 59 SECONDS EAST, ALONG SAID WESTERLY EXTENSION, 0.70 FEET TO THE MOST EASTERLY SOUTHWEST CORNER OF LOT 8 IN SUPERIOR COURT PARTITION AFORESAID; THENCE CONTINUING SOUTH 89 DEGREES 40 MINUTES 59 SECONDS EAST, ALONG THE SOUTH LINE OF LOTS 8 THROUGH 11 AFORESAID, 156.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11 AND THE EASTERLY TERMINUS OF THE HEREIN DESCRIBED LINE, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED 11/19/2009 AS DOCUMENT NO. 0932331019, AS AMENDED FROM TIME TO TIME, TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-19, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO.

Commonly known as Unit 3402, 11 East Walton Street, Chicago, Illinois

PIN:17-03-209-027-1012

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## EXHIBIT B

### PERMITTED ENCUMBRANCES

1. Taxes not yet due and payable.
2. Development Rights Agreement dated January 18, 2006 and recorded February 8, 2006 as Document No. 0603918133 as corrected by Certificate recorded as Document 0625617191 made by and between First Elysian Properties, LLC and Ten East Delaware, LLC.
3. Covenant recorded October 10, 2007 as Document No. 0728318114 made by First Elysian Properties, LLC to the City of Chicago.
4. The land lies within the boundary of a special service area as disclosed by ordinance recorded as Document No. 91075841 and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
5. Ordinance regarding vacation of part of a public alley of Chicago, a copy of which was recorded as Document No. 0615144102.
6. Plat of Dedication recorded May 31, 2006 as Document No. 0615144103.
7. Environmental No Further Remediation Letter recorded September 3, 2008 as Document No. 0824718111.
8. Rights of public or quasi public utilities, if any, in said vacated alley for the maintenance therein of poles, conduits, sewers, etc.
9. Declaration of Condominium Ownership for the Elysian Private Residences Condominium recorded on November 19, 2009 as Document No. 0932331019.
10. Declaration of Cross Easements and Cost Sharing Provisions For the Elysian recorded on November 19, 2009 as Document No. 0932331018 (the "Elysian Easement").
11. Easements for broadband communications services, as shown on the grant of easement to Comcast of Chicago, Inc. recorded as Document Number 1007618084.