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This Document Prepared By:

Craig S. Coan, Esq.
Mason, Wenk & Berman, L.L.C.
1033 Skokie Blvd., Suite 250
Northbrook, IL 60062
And After Recording Return To:

Doc#: 1208212079 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/22/2012 09:09 AM Pg: 1 of 4

Gene Eich, Esq.
6032 Lincoln Avenue
Morton Grove, IL 60053-2955

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

201212205/8586708AH **SPECIAL WARRANTY DEED**
1061 Jy

The Grantor, **LASALLE 115 HOLDINGS, LLC-SERIES 1**, an Illinois limited liability company, for and in consideration of TEN AND 00/100 Dollars, and other good and valuable consideration, in hand paid, **GRANTS, BARGAINS, SELLS AND CONVEYS** to **KIET LAM**, an individual, having an address at 2472 W. Foster Ave, #201, Chicago, IL 60625, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD the Property, together with all and singular the privileges and appurtenances belonging thereto 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 Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances, unto the said Grantee, its successors and assigns forever.

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 14 day of March, 2012

LASALLE 115 HOLDINGS, LLC-SERIES 1, an Illinois limited liability company

By: Thomas H Bessler
Name: THOMAS H BESSLER
Title: VICE PRESIDENT

S Y
P H
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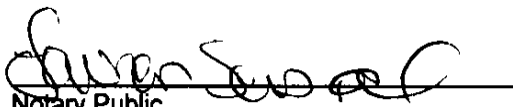
BOX 333-CT

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in said County in the State aforesaid, DO HEREBY CERTIFY that Patrick Fox, a Vice President of LASALLE 115 HOLDINGS, LLC-SERIES 1,, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, appeared before me this day in person and acknowledged that as such Vice President, he signed and delivered the said instrument pursuant to proper authority, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 14 day of March, 2012.




 Notary Public

My commission expires: May 10, 2015




Mail subsequent tax bills to:

Kiet Lam
 2472 W. Foster Ave, #201
 Chicago, IL 60625

REAL ESTATE TRANSFER		03/15/2012	
		COOK	\$62.50
		ILLINOIS:	\$125.00
		TOTAL:	\$187.50

14-29-201-050-1001 | 20120301601011 | 2G3K08

REAL ESTATE TRANSFER		03/15/2012	
		CHICAGO:	\$937.50
		CTA:	\$375.00
		TOTAL:	\$1,312.50

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EXHIBIT A LEGAL DESCRIPTION

UNIT COMMERCIAL IN THE 1123 WEST BELMONT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 49 IN ALTGELD'S SUBDIVISION OF BLOCK 3 AND 4 IN THE SUBDIVISION OF BLOCKS 2 AND 3 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED 4/6/06 AS DOCUMENT 0609612079 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AND AS AMENDED FROM TIME TO TIME.

Common address: 1123 West Belmont ^{Ave} Unit 1, Chicago, Illinois 60657-1923

Permanent Index Number: 14-29-201-050-1001

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EXHIBIT B

PERMITTED EXCEPTIONS

1. MUNICIPAL AND ZONING ORDINANCES AND AGREEMENTS ENTERED UNDER THEM, AGREEMENTS WITH ANY MUNICIPALITY REGARDING THE DEVELOPMENT OF THE PROPERTY, BUILDING AND USE RESTRICTIONS AND COVENANTS, AND STATE AND/OR FEDERAL STATUTES AND REGULATIONS;
2. RECORDED EASEMENTS FOR THE DISTRIBUTION OF UTILITY AND MUNICIPAL SERVICES;
3. THE RIGHTS OF TENANTS AND OCCUPANTS UNDER LEASES.
3. LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT.
4. INSTALLMENTS DUE AFTER THE DATE OF THE CLOSING FOR ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP.
5. LEASES, LICENSES AND MANAGEMENT AGREEMENTS AFFECTING THE COMMON ELEMENTS (AS SUCH TERM IS DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP).
6. ACTS DONE OR SUFFERED TO BE DONE BY GRANTEE OR ITS AFFILIATES OR ANYONE CLAIMING BY, THROUGH OR UNDER GRANTEE OR ITS AFFILIATES.
7. PROPERTY TAXES AND SPECIAL ASSESSMENTS FOR THE YEAR 2011 (2ND INSTALLMENT) AND SUBSEQUENT YEARS.
8. TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 16, 2006 AS DOCUMENT NO. 0608212079, AS AMENDED FROM TIME TO TIME.
9. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT FOR PARKING FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS RECORDED MARCH 23, 2006 AS DOCUMENT 0608213001.
10. A 6 FOOT ENCROACHMENT OF SIGN OVER CITY PROPERTY LYING TO THE NORTH.
11. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 97946148 AND 0435739019, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
12. CITY OF CHICAGO, ORDINANCE RECORDED DECEMBER 27, 2011 AS DOCUMENT NO. 1136104045 ESTABLISHING THE CITY OF CHICAGO SPECIAL SERVICE AREA NUMBER 17. THE TERMS, PROVISIONS AS CONTAINED THEREIN.