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THIS INSTRUMENT WAS
PREPARED BY:

VASIL P. LIOSATOS, ESQ.
KOVITZ SHIFRIN NESBIT
175 N. Archer Ave.
Mundelein, Illinois 60060



Doc# 1927445021 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/01/2019 09:40 AM PG: 1 OF 4

SPECIAL WARRANTY DEED

THE GRANTOR(S) Janki Patel, a single woman of 8 E. Ninth Street, Unit 805, Chicago, Illinois 60605 for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS to GRANTEE, 8 EAST NINTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, the following described real estate situated in the County of Cook, in the State of Illinois, to wit (the "Real Estate"):

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A
AND MADE A PART HEREOF**

TO HAVE AND TO HOLD the Real Estate, subject ONLY to the matters set forth on EXHIBIT B attached hereto and made a part hereof (the "Permitted Exceptions"), unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Real Estate and will defend the title to the Real Estate against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This is not homestead property.

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REAL ESTATE TRANSFER TAX	30-Sep-2019
CHICAGO:	1,725.00
CTA:	690.00
TOTAL:	2,415.00 *



REAL ESTATE TRANSFER TAX	30-Sep-2019
COUNTY:	115.00
ILLINOIS:	230.00
TOTAL:	345.00



17-15-304-064-1025 | 20190901690839 | 1-266-886-240

17-15-304-064-1025 | 20190901690839 | 1-998-882-400

* Total does not include any applicable penalty or interest due.

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 805 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ASTORIA TOWER CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT #0913918053, IN THE FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 17-15-304-064-1025

Commonly known as: Unit 805, 8 East 9th Street, Chicago, Illinois 60605

MAIL AFTER RECORDING TO:

Brown, Udell, Pomerantz & Delrahim, Ltd.
Attn: Michael J. Delrahim, Esq.
225 W. Illinois Street, Suite 300
Chicago, IL 60654

MAIL TAX BILLS TO:

8 EAST NINTH, LLC
c/o Crescent Heights
Attn: Michael Sheitelman
2200 Biscayne Boulevard, 3th Floor
Miami, Florida 33137

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General and special taxes and assessments not yet due and payable as of the Closing Date.
2. Declaration of Covenants, Conditions and Restrictions for "Astoria Tower" Declaration of Condominium ownership recorded May 19, 2009 as document No. 0913918053, as amended from time to time.
3. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium ownership recorded May 19, 2009 as document No. 0913918053, as amended from time to time; and (b) limitations and conditions imposed by the Condominium Property Act.
4. Terms, conditions, provisions and easement contained in a reciprocal easement and operating agreement recorded August 29, 2006 as document 0624118065 as amended by 0701222056, 0825529059 and 1029429068.
5. Easement in favor of Comcast of Chicago, Inc., and its successors and assigns, to install, operate and maintains all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded as document no. 0735235129, affecting the land.
6. Terms, conditions and restrictions contained in a No Further Remediation Letter recorded February 22, 2008 as document 0805310107, April 4, 2008 as document 0809416004 and June 18, 2008 as document 0817039046.
7. Terms, conditions and provisions contained in a covenant recorded April 11, 2008 as document 0810218019 relating to the maintenance and repair of common sewer lines anywhere on the property from the point of connection to the sewer main in the public street.
8. Terms, conditions and provisions contained in a site development agreement recorded August 29, 2006 as document 0624118066 as amended by 1029429067.
9. Easement granted by easement agreement recorded October 21, 2010 as document 1029429066 and recorded October 29, 2010 as document 1030245033 in favor of the Chicago Transit Authority to permit the existence of certain mini piles located on the land.
10. Easement and right-of-way granted to Comcast of Chicago by Grant of Easement dated November 15, 2012 and recorded January 8, 2013 as Document No. 13008290089.