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Cook County Recorder: 27.50

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GEORGE E. COLE FORM NO. 801  
LEGAL FORMS  
February, 1985

SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)

CAUTION under this form Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 12th day of  
June, 1998 between 1515 S MICHIGAN AVENUE

LOFTS, INC., a corporation duly authorized to  
transact business in the State of Illinois, party of the first part, and

Michael I. Schiml & Sevilla Yee - Schiml, HUSBAND AND WIFE, NOT AS JOINT TENANTS OR  
TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY.

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Managers of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, 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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND DEFEND, subject to: SEE ATTACHED EXHIBIT "B"

17-22-108-027, 17-22-108-028, 17-22-108-029,

Permanent Real Estate Index Number(s): 17-22-108-030, 17-22-108-031, 17-22-108-032

Address(es) of Real Estate: 1525 S. Michigan Ave, Unit 306, Chicago, IL 60605 Parking Unit 12

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, and attested by its Assistant Secretary, this 24<sup>th</sup> day of June, 1998.

1515 S. MICHIGAN AVENUE LOFTS, INC., an Illinois corporation

By: A. David Radomski  
Name: A. David Radomski  
Its: President

TICOR TITLE INSURANCE

*[Faint, illegible text]*

★ CITY OF CHICAGO ★  
 ★ REAL ESTATE TRANSFER ★  
 ★ DEPT. OF REVENUE ★  
 ★ 071351 ★

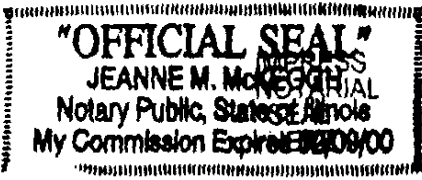
★ CITY OF CHICAGO ★  
 ★ REAL ESTATE TRANSFER ★  
 ★ DEPT. OF REVENUE ★  
 ★ 071351 ★

*[Faint, illegible text]*

Property of Cook County Clerk's Office

State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that A. David Radomski personally known to me to be the President of

1515 S. MICHIGAN AVENUE LOFTS, INC., appeared, before me this day in person and severally acknowledged that as such President he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.



Given under my hand and official seal, this 24<sup>th</sup> day of June, 1998

Jeanne M. McNeer  
NOTARY PUBLIC

This instrument was prepared by Vicki Ciatteo 201 North Wells Suite 1700 Chicago, IL 60605

Michael I. Schimi & Sevilla Yee  
(Name)  
Mail To 1525 South Michigan Ave Unit 306  
(Address)  
Chicago, IL 60605  
(City, State, Zip Code)

SEND SUBSEQUENT TAX BILLS TO:

Michael I. Schimi & Sevilla Yee  
(Name)  
1525 South Michigan Ave Unit 306  
(Address)  
Chicago, IL 60605  
(City, State, Zip Code)

OR RECORDER'S OFFICE BOX NO \_\_\_\_\_

UNIT 306 AND PARKING SPACE 12\_\_ IN THE 1515 MICHIGAN AVENUE CONDOMINIUMS AS DELINATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

ALL OF WHITE BLOCK "A", BEING A CONSOLIDATION OF PARTS OF THE ASSESSOR' DIVISION OF THE NORTHWEST FRACTIONAL ¼ OF SECTION 22, AND PARTS OF HUGH, MAHER'S SUBDIVISION OF PART OF SAID FRACTIONAL QUARTER SECTION; AND OF PARTS OF CERTAIN LOTS IN BLOCKS 23 AND 28 OF ASSESSOR'S SUBDIVISION IN SAID FRACTIONAL QUARTER SECTION, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED 3/30/98 AS DOCUMENT 98246869 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**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 RESERVATION CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN."**

Property of Cook County Clerk's Office