

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 25 day of

February, 1998 between H.F.O., L.L.C.,

a limited liability company duly authorized to

transact business in the State of Illinois, party of the first part, and

Elvira Regine, 1150 North Lake Shore Drive, #14S, Chicago, Illinois 60611,

(8)

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".

Permanent Real Estate Index Number(s): Part of 17-09-257-018
Address of Real Estate: 333 West Hubbard, Unit 214, Chicago Illinois 60610

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, and attested by its Secretary, this 25 day of February, 1998

H.F.O., L.L.C., an Illinois limited liability company

By: SPECTRUM-HUBBARD LIMITED PARTNERSHIP, an Illinois limited partnership
Its: Manager

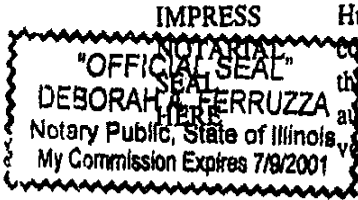
By: SPECTRUM REAL ESTATE SERVICES, INC., an Illinois corporation
Its: General Partner

By: 
JERALD LASKY, PRESIDENT

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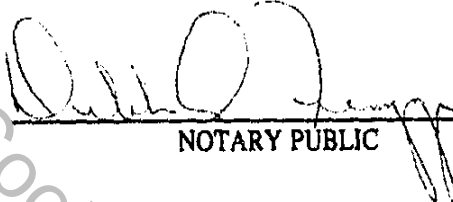
State of Illinois County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jerald Lasky personally known to me to be the President of



SPECTRUM REAL ESTATE SERVICES, INC., as general partner of Spectrum-Hubbard limited partnership, as manager of H.F.O L.L.C., an Illinois limited liability company, 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 25th day of February, 1998

Commission expires July 9, 2001



NOTARY PUBLIC

The instrument was prepared by: Gary L. Plotnick, 227 North LaSalle Street, #1910, Chicago, Illinois 60601
(NAME AND ADDRESS)



SEND SUBSEQUENT TAX BILLS TO:

Jethrey M. Weston
(Name)
20 W. Clark St. #1725
(Address)
Chicago, IL 60602
(City, State, Zip Code)

Elvira Regin
(Name)
333 West Hubbard Street, Unit 214
(Address)
Chicago, Illinois 60610
(City, State, Zip Code)

OR RECORDER'S OFFICE BOX NO. _____

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EXHIBIT "A"

Legal Description of Unit

UNIT 214 IN UNION SQUARE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED Feb 25, 1998, AS DOCUMENT NUMBER 98148440, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS:

ALL THAT PART OF LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +57.20 ABOVE CHICAGO CITY DATUM, EXCEPTING THEREFROM THE FOLLOWING PARCELS:

EXCEPTION 1,

ALL THAT PART OF LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +18.10 ABOVE CHICAGO CITY DATUM AND WITHIN THE VERTICAL PROJECTION OF THE FOLLOWING DESCRIBED BOUNDARY LINES.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 26 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BEING ALSO THE NORTH LINE OF W. KINZIE STREET, A DISTANCE OF 261.34 FEET TO THE EAST LINE OF THE WEST 15 ½ FEET OF SAID LOT 16;

THENCE NORTH ALONG SAID EAST LINE OF THE WEST 15 ½ FEET OF LOT 16, BEING ALSO THE EAST LINE OF N. ORLEANS STREET, AS WIDENED, A DISTANCE OF 104.36 FEET TO THE NORTH LINE OF SAID LOTS 16, SAID NORTH LINE OF LOT 16 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO;

THENCE EAST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, A DISTANCE OF 110.50 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, A DISTANCE OF 82.10 FEET;

THENCE EAST ALONG A LINE PARALLEL TO SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, A DISTANCE OF 24.69 FEET;

THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19,

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20, 21, 22, 23, 24, 25 AND 26, A DISTANCE OF 82.10 FEET TO SAID SOUTH LINE OF THE ALLEY;

THENCE EAST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, A DISTANCE OF 101.68 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, A DISTANCE OF 15.83 FEET;

THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, A DISTANCE OF 11.83 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, A DISTANCE OF 5.85 FEET;

THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, A DISTANCE OF 12.63 FEET TO THE EAST LINE OF SAID LOT 26;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 26, A DISTANCE OF 82.29 FEET TO THE POINT OF BEGINNING.

EXCEPTION 2,

ALL THAT PART OF LOTS 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.15 ABOVE CHICAGO CITY DATUM AND ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +18.12 ABOVE CHICAGO CITY DATUM, AND WITHIN THE VERTICAL PROJECTION OF THE FOLLOWING DESCRIBED BOUNDARY LINES.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 26 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOTS 21, 22, 23, 24, 25 AND 26, BEING ALSO THE NORTH LINE OF W. KINZIE STREET, A DISTANCE OF 126.10 FEET;

THENCE NORTH ALONG A LINE, FORMING AN ANGLE OF 89 DEGREES 54 MINUTES 36 SECONDS WITH THE LAST DESCRIBED LINE AS MEASURED COUNTER CLOCKWISE FROM EAST TO NORTH, A DISTANCE OF 80.77 FEET;

THENCE NORTHEAST ALONG A LINE, FORMING AN ANGLE OF 133 DEGREES 29 MINUTES, 32 SECONDS WITH THE LAST DESCRIBED LINE, AS MEASURED COUNTER CLOCKWISE FROM SOUTH TO NORTHEAST, A DISTANCE OF 2.20 FEET;

THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO SAID PARALLEL LINE FORMING AN ANGLE OF 136 DEGREES 30 MINUTES 28 SECONDS WITH THE LAST DESCRIBED LINE, AS MEASURED COUNTER CLOCKWISE FROM SOUTHWEST TO EAST, A DISTANCE OF 17.16 FEET;

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THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION, A DISTANCE OF 13.13 FEET;

THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION, A DISTANCE OF 7.87 FEET;

THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION, A DISTANCE OF 8.73 FEET TO SAID SOUTH LINE OF THE ALLEY;

THENCE EAST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION, A DISTANCE OF 52.99 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION, A DISTANCE OF 18.16 FEET;

THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION, A DISTANCE OF 12.33 FEET;

THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION, A DISTANCE OF 2.33 FEET;

THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION, A DISTANCE OF 14.33 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION, A DISTANCE OF 3.82 FEET;

THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION, A DISTANCE OF 9.77 FEET TO THE EAST LINE OF SAID LOT 26;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 26, A DISTANCE OF 82.29 FEET TO THE POINT OF BEGINNING.

EXCEPTION 3.

ALL THAT PART OF LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19 AND 20 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.15 ABOVE CHICAGO CITY DATUM AND ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +18.10 ABOVE CHICAGO CITY DATUM, AND WITHIN THE VERTICAL PROJECTION OF THE FOLLOWING DESCRIBED BOUNDARY LINES.

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID LOT 16 WITH THE EAST LINE OF THE WEST 15 ½ FEET OF SAID LOT 16;

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THENCE NORTH ALONG SAID EAST LINE OF THE WEST 15 ½ FEET OF LOT 16, BEING ALSO THE EAST LINE OF N. ORLEANS STREET, AS WIDENED, A DISTANCE OF 104.36 FEET TO THE NORTH LINE OF SAID LOT 16, SAID NORTH LINE OF LOT 16 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING SAID LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19 AND 20 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO;

THENCE EAST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING SAID LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19 AND 20 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO, A DISTANCE OF 84.29 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING SAID LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19 AND 20 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO, A DISTANCE OF 9.68 FEET;

THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING SAID LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19 AND 20 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO, A DISTANCE OF 5.56 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING SAID LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19 AND 20 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO, DISTANCE OF 55.60 FEET;

THENCE WEST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING SAID LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19 AND 20 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO, A DISTANCE OF 21.14 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING SAID LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19 AND 20 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO, A DISTANCE OF 8.28 FEET;

THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING SAID LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19 AND 20 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO, A DISTANCE OF 15.93 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING SAID LOTS 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), 17, 18, 19 AND 20 IN BLOCK 1 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO, A DISTANCE OF 31.66 FEET TO THE SOUTH LINE OF SAID LOT 19, BEING ALSO THE NORTH LINE OF W. KINZIE STREET;

THENCE WEST ALONG SAID NORTH LINE OF W. KINZIE STREET, A DISTANCE OF 84.59 FEET TO THE POINT OF BEGINNING.

ALL IN COOK COUNTY, ILLINOIS

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PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 190, PURSUANT TO THE
PARKING AGREEMENT DATED 2-24-98 AND RECORDED 2-25-98 AS DOCUMENT NUMBER
98148441.

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EXHIBIT "B"

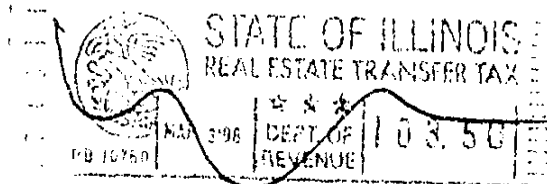
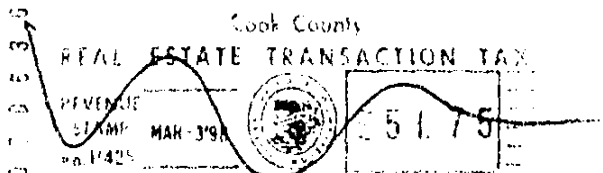
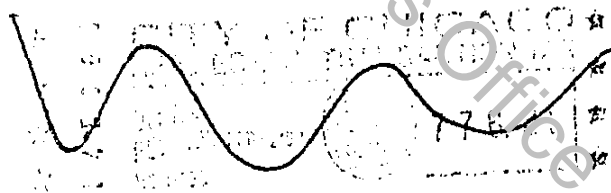
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SUBJECT TO: GENERAL TAXES NOT YET DUE AND PAYABLE; PUBLIC UTILITY EASEMENTS; EASEMENTS, COVENANTS AND RESTRICTIONS AND BUILDING LINES OF RECORD, AND AS SET FORTH IN THE DECLARATION; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS, AND RESERVATIONS CONTAINED IN THE AFORESAID DECLARATION AND RESERVATION BY GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS ("ACT"); AND ACTS OF THE GRANTEE.

GRANTOR ALSO HEREBY GRANTS TO THE 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 DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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