

18800440 1003 SDC

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 28 day of

April, 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

Andrew S. Ward, 1508 West Allgeld Street, Chicago, Illinois 60614,

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" (3)

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 406, 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 28 day of April, 1998

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

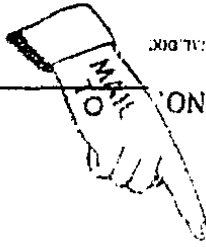
By: SPECTRUM-HUBBARD LIMITED PARTNERSHIP, an Illinois limited
partnership

Its: Manager

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

By: 
JERALD LASKY, PRESIDENT

USCHAIN #11V0LTH0NF2DEBBRFFUNIONMARGE FORMSIDPRID-INDIVIDUAL.DIX



OR

RECORDER'S OFFICE BOX NO.

Mail To:

Ted Bond, Jr., attorney
200 N. Uhica St, Suite 203
Waukegan, IL 60085
(City, State, Zip Code)

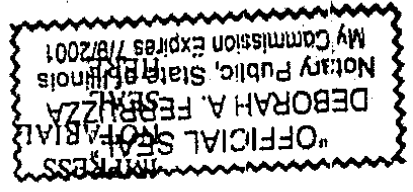
Andrew S. Ward
333 West Hubbard Street, Unit 406
Chicago, Illinois 60610
(City, State, Zip Code)

SEND SUBSEQUENT TAX BILLS TO:

This instrument was prepared by: Gary L. Zolnick, 222 North LaSalle Street, #1910, Chicago, Illinois 60601 (NAME AND ADDRESS)

[Signature]
NOTARY PUBLIC

Given under my hand and official seal, this 28th day of April, 1998
Commission expires July 1, 2001



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.

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 Gerald Lasky personally known to me to be the President of

EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 406 IN UNION SQUARE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARTS OF LOTS 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26 AND LOTS 16 (EXCEPT THE WEST 15½ FEET THEREOF) 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.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 25, 1998 AS DOCUMENT NUMBER 98148440, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 11, PURSUANT TO THE PARKING AGREEMENT DATED FEBRUARY 24, 1998 AND RECORDED FEBRUARY 25, 1998 AS DOCUMENT NUMBER 98148441.

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 Cook County
 REAL ESTATE TRANSACTION TAX

APPROVED: [Signature]

APPROVED: [Signature]

APPROVED: [Signature]

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