This instrument was prepared by:

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Hail To: Joseph J. Putnick
221 n. La Jelle &
Suite 1938

Chicago De

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1999-07-29 11:52:38
Cook County Recorder 27.00



### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED from STREETERVILLE DEVELOPMENT ASSOCIATES II, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and authorized to transact business in the State of Illinois (the "Grantor"), to Scott J. Warner (the "Grantee"),

### WITNESSETH that:

The Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does. REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors, heirs and assigns, all of the following described real estate, situated in the County of Cock and State of Illinois, known and described as follows, to wit:

(See Exhibit A attached hereto and made a part here of).

Grantor also hereby grants to Grantee, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit for 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 fincluding, but not limited to, easements and rights which may be granted or retained in a Declaration of Easements to be recorded after the date hereof, as contemplated by the Declaration of Condominium). This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in the Declaration of Condominium and the Declaration of Easements the same as though the provisions of said Declarations were recited and stipulated at length herein.

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 Grantor 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 Grantee, its successors and assigns forever.

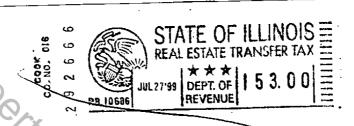
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\* CITY OF CHICAGO \*

\* REAL ESTATE THANSACTION TAX \*

DEPT. OF REVENUE JUL28-91 2 4 7. 5 0 \*

\* PR.11193

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And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, 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, Grantor WILL WARRANT AND DEFEND, subject to items specified in paragraph 10 of that certain Condominium Purchase Agreement by and between Grantor and Grantee.

If the Grantee hereof is not the person, persons or entity which was the tenant of the property transferred and conveyed pursuant hereto at the time of provision of the Notice of Intent contemplated by 765 ILCS 605/30, then the person, persons or entity which was a tenant of such property at such time has either waived or failed to exercise the right of first refusal or option granted pursuant to such statute or had not right of first refusal or option with respect to the property being transferred pursuant hereto.

IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of Joe Lite June 25, 1999.

STREETERVILLE DEVELOPMENT ASSOCIATES II, an Illinois limited liability company

By EMS ASSOCIATES, L.L.C., an Illinois limited liability company, a manager

I'rint Name:

J.T. C/6

Title: A Member

STATE OF ILLINOIS	)
	) ss.
COUNTY OF COOK	)

I, Linda Szarkowski, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Charul Sancust, personally known to me to be a member of EMS Associates, L.L.C., an Illinois limited liability company, a manager of Streeterville Development Associate; II, LLC, an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such manager, such person signed and delivered the said instrument his free and voluntary act, and as the 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 day of

Commission expires

OFFICIAL SEAL LINDA SZARKOWSKI

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES:09/25/02 **^^**^^

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#### **EXHIBIT A**

PARCEL 1: UNIT 908 IN THE GRAND OHIO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 20 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH EASEMENT CREATED BY DOCUMENT 8491432 AS AMENDED BY DOCUMENT 26279882, EASEMENT CREATED BY DOCUMENT NUMBER 17543160 AND EASEMENT CREATED BY DOCUMENT NUMBER 26150981; WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE GRAND OHIO CONDOMINUM, RECORDED AS DOCUMENT NO. 99613754 (THE "DECLARATION"). TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 99613753

ANY TENANT OCCUPYING THE ABOVE DESCRIBED UNIT WHICH IS THE SUBJECT OF THIS SPECIAL WARRANTY DEED AT THE TIME IT CONTRACT FOR THAT PROPERTY WAS SIGNED EITHER HAD NO RIGHT OF FIRST REFUSAL OR OF ITON TO PURCHASE AT THAT TIME OR HAS WAIVED OR FAILED TO EXERCISE THAT RIGHT OF FIRST RIFUSAL OR OPTION TO PURCHASE.

### GENERAL:

WITH RESPECT TO PARCELS 1, 2 AND 3, GRANTCR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE PROPERTY WHICH IS THE SUBJECT OF THIS SPECIAL WARRANTY DEED, TLE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT'S SET FORTH IN THE DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THERE'N.

THIS SPECIAL WARRANTY DEED IS SUBJECT TO (i) ALL RIGHTS, FASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE DECLARATION THE SAME AS THOUGH THE PROVISIONS OF THE DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN, AS AMENDED FROM TIME TO TIME, AND IN THE DECLARATION OF FASEMENTS; (ii) GENERAL REAL ESTATE TAXES ARE NOT YET DUE AND PAYABLE; (iii) SPECIAL TAXES AND ASSESSMENTS (ii) FOR IMPROVEMENTS NOT YET COMPLETED; (iv) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (v) COVENANTS, CONDITIONS, RESTRICTIONS, AND BUILDING LAWS, OF RECORD; (vi) PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; (vii) ENCROACHMENTS; (viii) PUELIC. PRIVATE AND UTILITY EASEMENTS OF RECORD; (ix) LIMITATIONS AND CONDITIONS IMPOSED BY THE ULLINOIS CONDOMINIUM ACT; (x) INSTALLMENTS DUE AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; AND (xi) ACTS DONE OR SUFFERED BY THE PURCHASER.

COMMON ADDRESS: 211 East Ohio, Chicago, Illinois

PIN NOS.: 17-10-209-002

17-10-209-003 17-10-209-008 17-10-209-010 17-10-209-011

17-10-209-009