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2000-12-14 14:56:48
Cook County Recorder 29.50

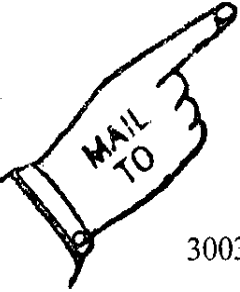
Forward recorded document to:

1 of 2
462159
Jennifer John
9C
360 W. Illinois
Chicago IL 60610



ABOVE SPACE FOR RECORDER-S USE ONLY

30034\005\0004.366



SPECIAL WARRANTY DEED
(Individual)

5-9C

This indenture, made this 1st day of November, 2000, between The Sexton L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Jennifer T. John, 360 W. Illinois #9C, Chicago, IL 60610, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Managing Member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

As more fully described in Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances hereto 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, their 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, their 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 incumbered 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:

TICOR TITLE INSURANCE

Property of Cook County Clerk's Office

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- (a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;
- (d) The Declaration for the Sexton, including matters relating to the Sexton Condominium (the "Declaration"); including all Exhibits thereto, as amended from time to time;
- (e) The Illinois Condominium Property Act;
- (f) The Plat attached as Exhibit C to the Declaration;
- (g) Applicable zoning and building laws and ordinances;
- (h) Roads and highways, if any;
- (i) Unrecorded public utility easements, if any;
- (j) Grantee's mortgage, if any;
- (k) Plats of dedication and covenants thereof; and
- (l) Acts done or suffered by Grantee, or anyone claiming under Grantee.


00984816

Permanent Real Estate Index Number(s): 17-09-131-002; 17-09-131-003; 17-09-242-001 thru 004, 008; 17-09-500-021

Address(es) of real estate: 360 W. Illinois #9C, Chicago, Illinois, IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Managing Member the day and year first above written.

THE SEXTON L.L.C., an Illinois limited liability company

By: A.C. Homes Corporation V, an Illinois corporation, Managing Member

By: 
Its: President

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THIS INSTRUMENT PREPARED
BY:

Brian Meltzer
MELTZER, PIRKILL & STELLE
1515 East Woodfield Road
Suite 250
Schaumburg, Illinois 60173-5431
(847) 330-2400

| | | | |
|-------|-----------------|------------|--------|
| 10007 | DEPT OF REVENUE | DEC 11 '00 | 500.00 |
| 10007 | DEPT OF REVENUE | DEC 11 '00 | 579.75 |

078853

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP: DEC 11 '00
P.B. 11432

105.50

DEPT OF REVENUE
DEC 11 '00

00984816

SEND SUBSEQUENT TAX BILLS TO:

JENNIFER JOHN
(NAME)

360 W. ILLINOIS #9C
(ADDRESS)

CHICAGO, IL 60610
(CITY, STATE AND ZIP)

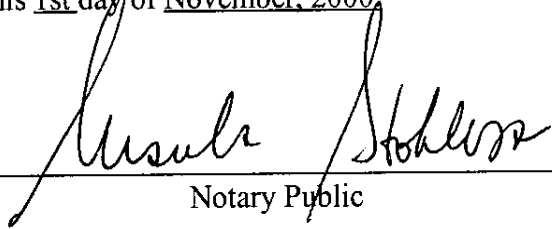
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

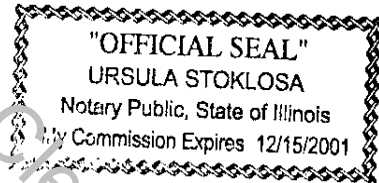
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Moretti personally known to me to be the President of A.C. Homes Corporation V, Managing Member of The Sexton, L.L.C., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President signed and delivered the said instrument on behalf of The Sexton, L.L.C. pursuant to authority, given by the members of The Sexton, L.L.C. as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of November, 2000.



Notary Public

Commission expires: _____



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