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2000-12-29 15:36:27

Cook County Recorder

55.00

Forward recorded document to:

J.A. TINNEEEllo

ABOVE SPACE FOR RECORDER'S USE ONLY

30034\005\0004.366

SPECIAL WARRANTY DEED

(Joint Tenancy)

This indenture, made this 20th day of November, 2000, between Renaissance Place Hyde Park L.L.C., a limited liability company rea ed 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 Joseph Tinnerello and Abigail Tinnerello, 5204 S. Berkeley, LOT#3, Chicago, IL 60615, party of the second part, not in tenancy in common, but in joint tenancy, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten 2nd (70/100 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, not in tenancy in common, but in joint tenancy, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as fellows, to wit:

As more fully described in Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances the cunto 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 bereditaments 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:

BOX 333-CTI

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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, which do not interfere with the use of the Puranased Unit for residentical purposes and which done not violated by the improvements
 - (d) The Declaration for Renaissance Place, including matters relating to Renaissance Place Townhome (the "Townhome Declaration"); including all Exhibits thereto, as amended from time to time;
 - (e) Plats of subdivision for Renaissance Place Hyde Park
 - (f) The Community Declaration for Renaissance Place at Hyde Park, including all Exhibits thereto, as amended from time to time;
 - (g) Applicable zoning and building laws and ordinances;
 - (h) Unrecorded pub'ic utility easements, if any;
 - (i) Grantee's mortgage, it any;
 - (j) Plats of dedication and covenants thereof; and
 - (k) Acts done or suffered by as judgments against Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s):

20-11-509-028

Address(es) of real estate: 5204 S. Berkeley, LOT #3. 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.

RENAISSANCE PLACE HYDE PARK L.L.C., an Illinois limited liability company

CITY OF CHICAGO
REAL ESTATE TRAMSFER TAX

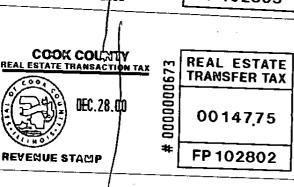
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REAL ESTATE TRAMSFER TAX

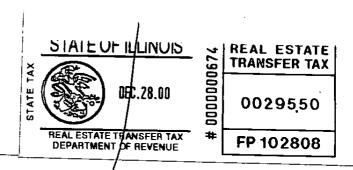
PROBLEM 100 TAX # FP 102805

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

By: Its: President



COUNTY TAX



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STATE OF ILLINOIS)
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 VI, Managing Member of Renaissance Place Hyde Park 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 Renaissance Place Hyde Park L.L.C., pursuant to authority, given by the members of Renaissance Place Hyde Park 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 35 day of November 2000.

Notary Public

Commission expires:

"OFFICIAL SEAL"
URSULA STOKLOSA
Notery Public, State of Illinois
"Or Commission Expired 12/15/2001

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THIS INSTRUMENT PREPARED BY:

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

Property of Cook County Clerk's Office

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STREET ADDRESS: 5204 BERKEL FUEL CIAL COLUMN 3

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER:

LEGAL DESCRIPTION:

PARCEL 1: LOT 3 IN RENAISSANCE PLACE HYDE PARK SUBDIVISION BEING A SUBDIVISION IN EGANDALE, A SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR COMMON USE AND ENJOYMENT AND INGRESS AND EGRESS AS SET FORTH IN THE COMMUNITY DECLARATION FOR RENAISSANCE PLACE AT HYDE PARK RECORDED AS DOCUMENT NUMBER 00098916, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME, AND AS SET FORTH IN THE DECLARATION FOR RENAISSANCE PLACE AT HYDE PARK TOWNHOMES RECORDED AS DOCUMENT NUMBER 00321220.

Of County Clart's Office