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0750/0046 27 001 Page 1 of 3  
2001-02-02 08:40:01  
Cook County Recorder 25.50

GEORGE E. COLE®  
LEGAL FORMS

No. 803 REC  
February 1996

**SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)**



CAUTION: Consult a lawyer before using or acting 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.

Above Space for Recorder's use only

THIS AGREEMENT, made this 26th day of January, 2001, between River Mill-Wheeling, L.L.C., a 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 Serge Goryunov and Lena Goryunov Husband and Wife, not as Joint Tenants or Tenants in common, but 3214 Riverfalls Northbrook IL 60062 (Name and Address of Grantee) as Tenants by the Entirety 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)--- Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Managers of said company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to it's 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:

(see legal description attached hereto)

Together with all and singular the hereditaments and appurtenances thereto 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, it's 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, it's 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:

Permanent Real Estate Number(s): see attached (also covers other property)

Address(es) of real estate: 680 River Mill Parkway, Wheeling, Illinois 60090

IN WITNESS WHEREOF, said party of the first part has caused its ~~corporate seal to be hereon affixed, and has caused its name to be signed to these presents by its xxxxxx President, and attested by its xxxxxx Secretary,~~ the day and year first above written. Sr. Investment Mgr.

By: Hearthstone Advisors, Inc., its Manager  
(Name of Corporation)

By: Cindy Gilmore  
Cindy Gilmore, Sr. Investment Mgr. President

Attest: \_\_\_\_\_  
Secretary

This instrument was prepared by Burnside Construction Management Company  
Irene Smetana, 2400 Wisconsin Ave., Downers Grove, IL 60515  
(Name and Address)

3  
[Signature]

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SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

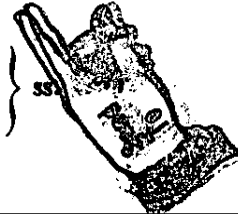
Bruce Kretzschmar  
 (Name)  
20314. Viceroy St S-1618  
 (Address)  
Chicago IL 60603  
 (City, State and Zip)

Serge & Lena Goryunov  
 (Name)  
680 River Mill Parkway  
 (Address)  
Wheeling, Illinois 60090  
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF Illinois

COUNTY OF DuPage

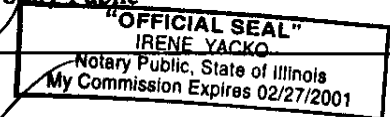



I, \_\_\_\_\_ the undersigned, \_\_\_\_\_ a Notary Public  
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Cindy Gilmore  
Sr. Investment Mgr.  
 personally known to me to be the President of Hearthstone Advisors, Inc., manager for  
River Mill-Wheeling, L.L.C.  
 a company ~~corporation, and~~ personally known to me to be the  
Sr. Investment Mgr. ~~Secretary of said corporation,~~ and personally known to me to be the same persons whose  
 names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that  
 as such Sr. Investment Mgr. ~~President~~ and \_\_\_\_\_ ~~Secretary~~ they signed and  
 delivered the said instrument ~~and caused the same to be affixed thereto,~~ pursuant to  
 authority, given by the Board of Managers of said company as their 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 26th day of January 2001.


*Irene Yacko*  
Notary Public

Commission expires \_\_\_\_\_



COUNTY TAX  
**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
  
 JAN. 31.01  
 REVENUE STAMP

# 0000046319  
 REAL ESTATE TRANSFER TAX  
 0010350  
 FP326670

STATE TAX  
**STATE OF ILLINOIS**  
  
 JAN. 31.01  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000023140  
 REAL ESTATE TRANSFER TAX  
 0020700  
 FP326660

Box \_\_\_\_\_

SPECIAL WARRANTY DEED

Corporation to Individual

ADDRESS: \_\_\_\_\_

MAIL TO: \_\_\_\_\_

GEORGE E. COLE®  
LEGAL FORMS

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## Legal Description Attachment

Unit 0184 in River Mill Crossing Condominium as delineated on a survey of certain lots in River Mill Crossings, being a Subdivision in the Southwest Quarter of Section 12, Township 42 North, Range 11, East of the Third Principal Meridian, which Survey is attached as Exhibit "C" to the Declaration of Condominium as recorded June 16, 2000 as document 00446676, as may be amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

THE GRANTOR HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID AND GRANTOR RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

Subject to the following:

2000 taxes and subsequent years; also subject to restrictions, conditions, easements, and building lines of record, if any; and also subject to the Illinois Condominium Property Act.

Commonly known as: 680 River Mill Parkway, Wheeling, Illinois 60090

PIN Number(s): (also covers other property)

03-12-300-023

03-12-300-043

03-12-300-046

03-12-300-047

03-12-300-189