

4276915 2074

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After recording mail to:

JAMES W. SCHULTZ
6054 W TOWAY
SUITE 108
CHICAGO IL 60646



Mail subsequent tax bills to:

CRAIG OLDHAM
1601 W PITGELD
UNIT 4B
CH 60 IL 60614

SPECIAL WARRANTY DEED

THIS AGREEMENT between 2454 NORTH ASHLAND, L.L.C., an Illinois limited liability company (the "Grantor"), and CRAIG OLDHAM and MICHELLE OLDHAM, husband and wife, of Chicago, Illinois (collectively, 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, not as joint tenants but as tenants by the entireties, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

5 AM

* NOT AS TENANTS IN COMMON,

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

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

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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.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject Unit described herein, the rights and easements for the benefit of said Unit set forth in the Declaration of Condominium recorded as Document No. 00625013; 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.

This Deed is subject to all rights, easements, covenants, restrictions, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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 the Permitted Exceptions appearing on Exhibit B which is attached hereto and made a part hereof.

Grantor also hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

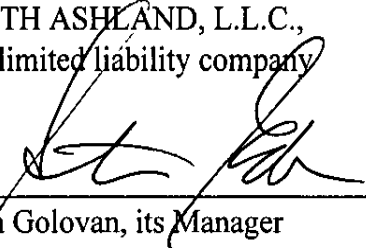
(NOTE: new construction, therefore, there are no Tenants who would have an option to purchase any unit).

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Dated this 12TH day of June, 2001.

2454 NORTH ASHLAND, L.L.C.,
an Illinois limited liability company

By: 
Steven Golovan, its Manager

This instrument was prepared
by:

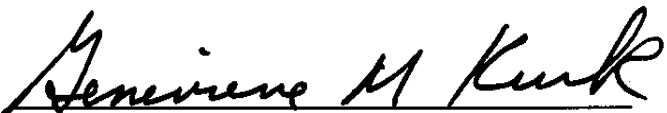
James R. Schueller
Bell, Boyd & Lloyd LLC
70 West Madison Street
Suite 3100
Chicago, Illinois 60602

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, GENEVIEVE M KURK, a Notary Public in and for said County and State, do hereby certify that Steven Golovan, Manager of 2454 N. Ashland, L.L.C, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12TH day of JUNE, 2001.




Notary Public

Commission expires _____

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EXHIBIT A

PARCEL 1: UNIT 4B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1601 WEST ALTGELD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00625013, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. G-10, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS. *AND DECK SPACE A-1

P.I.N.: 14-30-410-017
14-30-410-018
14-30-410-019

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JAN-2'01
P.A. 11421
199.50

COMMON ADDRESS: 1601 West Altgeld, Unit 4B (also known as 2454-56 N. Ashland, Unit 4B), Chicago, Illinois

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF 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 HEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, CONVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITING AND STIPULATED AT LENGTH HEREIN.

051689
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JAN-2'01
997.50

051678
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JAN-2'01
997.50

051679
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JAN-2'01
997.50

051684
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
999.00

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Non-delinquent general real estate taxes and special taxes or assessments.
2. The provisions of the Illinois Condominium Property Act and the Chicago Municipal Code, Chapter 100.2, including all amendments thereto.
3. The provisions of the Condominium Declaration recorded as Document No. 00625013 including all amendments and exhibits thereto.
4. Applicable zoning and building laws and ordinances and other ordinances of record.
5. Fence encroachments, if any.
6. Acts done or suffered by Grantee or anyone claiming by, through or under Grantee.
7. Leases and licenses affecting the Common Elements as defined in the Condominium Declaration.
8. Covenants, conditions, agreements, building lines and restrictions of record.
9. Easements recorded at any time prior to Closing, including any easements established by or implied from the Condominium Declaration or amendments thereto.
10. Liens, encroachments and other matters over which the Greater Illinois Title Company is willing to insure over at Grantor's expense; provided, however, that the title exceptions described in 5, 7, 8, or 9 above shall not prohibit the Grantee's use of the Unit as a single-family residence.