



COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30th day of August, 2001, between PHOENIX BOND & INDEMNITY COMPANY, a corporation created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and JULIAN LEVIN, a natural person residing in Deerfield, Illinois, party of the second part.

(GRANTEE'S ADDRESS) P.O. Box 7002, Deerfield, Illinois 60015

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its 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:

Legal description attached hereto as Exhibit A and made a part hereof.

SUBJECT TO: (a) general annual real estate taxes for the year 2000 and subsequent years; (b) building lines and building laws and ordinances, use or occupancy restrictions, covenants, conditions and restrictions of record; (c) public and utility easements which serve the premises, if any; (d) zoning laws and ordinances which conform to the present usage of the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration; (h) installments due after the date of closing of assessments, including special assessments, established pursuant to the Declaration of Condominium.

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 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, its heirs and assigns forever.

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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, its 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 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, it WILL WARRANT AND DEFEND.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President the day and year first above written.

PHOENIX BOND & INDEMNITY COMPANY

By Andrew W. Marks
Vice President

CITY OF EVANSTON 009863
Real Estate Transfer Tax
City Clerk's Office

PAID AUG 28 2001 AMOUNT \$ 300⁰⁰ XX

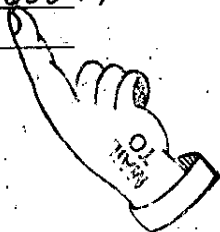
Agent APM

THIS INSTRUMENT WAS PREPARED BY:

Andrew W. Marks
161 North Clark Street
Suite 3040
Chicago, Illinois 60601

MAIL TO:

LAWRENCE P BROWN
4868 DEMPSTER (2E)
SKOKIE ZL 60077



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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)


I, Ilene M. Klein, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew W. Marks, personally known to me to be the Vice President of Phoenix Bond & Indemnity Company, an Illinois corporation, 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 Vice President he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.


GIVEN under my hand and official seal this 30th day of July, 2001.

Ilene M. Klein
Notary Public

Commission Expires: 10-26-02



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|-----------|-----------------------------------------------------------------------------------------------|-------------|--------------------------|
| STATE TAX | STATE OF ILLINOIS | # 000006436 | REAL ESTATE TRANSFER TAX |
| |  SEP.-5.01 | | 00060.00 |
| | COOK COUNTY | | FP351009 |

| | | | |
|------------|-----------------------------------------------------------------------------------------------|-------------|--------------------------|
| COUNTY TAX | COOK COUNTY REAL ESTATE TRANSACTION TAX | # 000006343 | REAL ESTATE TRANSFER TAX |
| |  SEP.-6.01 | | 00030.00 |
| | REVENUE STAMP | | FP351021 |

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EXHIBIT A - LEGAL DESCRIPTION

UNIT 815-G IN THE 815-817 BRUMMEL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 26 AND 27 IN BLOCK 3 IN BRUMMEL AND CASE HOWARD TERMINAL ADDITION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 92620013; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS: 815 BRUMMEL STREET,
EVANSTON, ILLINOIS 60202

P.I.N.: 11-30-117-024-1004

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