

SPECIAL WARRANTY DEED

~~(Joint Tenancy)~~



THIS INDENTURE, made this 1st day of October, 2001, between Avalon Sienna III 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 Val C. Valenzuela & Amy L. Valenzuela, 1760 Charles Drive, Wheeling, IL 60090

COOK COUNTY RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

Above Space For Recorder's Use Only 474998 (1 of 2)

(NAME AND ADDRESS OF GRANTEE) BUT BY TENANCEY BY THE ENTIRETY 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 and 00/100 (\$10.00) Dollars 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 Board of Directors of the managing member of the party of the first part, 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 follows, to wit:

** BUT BY TENANCEY BY THE ENTIRETY

as more fully described in Exhibit A attached hereto

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, 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:

4P

POSTAGE METER SYSTEMS

COOK COUNTY
REAL ESTATE TRANSACTION TAX

NOV. - 1.01

REVENUE STAMP

STATE OF ILLINOIS

COOK COUNTY

REAL ESTATE TRANSFER TAX	00168.00	FP351021
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0000007264

STATE OF ILLINOIS

COOK COUNTY

REAL ESTATE TRANSFER TAX	00336.00	FP351009
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0000007105

Property of Cook County Clerk's Office

General real estate taxes for the current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; easements, building line and use and occupancy restrictions, covenants and conditions, annexation or development agreements affecting the Property and Plats of Subdivision of record; roads and highways, if any; applicable zoning and building laws and ordinances; the Purchaser's mortgage, if any; acts done or suffered by or judgements against Purchaser, or anyone claiming under Purchaser; drainage ditches, tiles and laterals if any; covenants, conditions and restrictions in Avalon Declaration of Covenants, Conditions, Restrictions ("Declaration").

Permanent Real Estate Index Number(s): 03-23-109-009

Address(es) of real estate: 1760 Charles Court, Wheeling, Illinois 60090

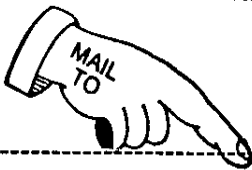
IN WITNESS WHEREOF, said general partner of said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

AVALON SIENNA III L.L.C., an Illinois limited liability company
By: A.C. Homes Corporation IX, an Illinois corporation,
Managing member

By: [Signature]
Its: President

Attest: [Signature]
Its: Secretary

This instrument was prepared by Deborah T. Haddad,
1540 East Dundee Road, Suite 350
Palatine, Illinois 60067
(NAME AND ADDRESS)



SEND SUBSEQUENT TAX BILLS TO:

Val C. Valenzuela
(Name)
Mail 1760 Charles Ct.
To: (Address)
Wheeling, Ill 60090
(City, State and Zip)

Val C. Valenzuela
(Name)
1760 Charles Ct.
(Address)
Wheeling, Illinois 60090
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF Illinois }

ss.

COUNTY OF Cook }

I, Denise Kowalik, a notary public in and for said County, in the State aforesaid, DO
 HEREBY CERTIFY that Louise Alberti personally known to me to be the President of
A.C. Homes Corporation IX, an Illinois corporation, the managing member of Avalon Sienna III
 L.L.C., and Marilyn Waggoner, personally known to me to be the Assistant 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 President and Assistant Secretary, they signed and delivered the said instrument and
 caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by
 the Board of Directors of said corporation as managing member of Avalon Sienna III L.L.C. as
 their 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 1st day of
Oct., 2001.

Denise A. Kowalik
 Notary Public

Commission expires 7-12-02

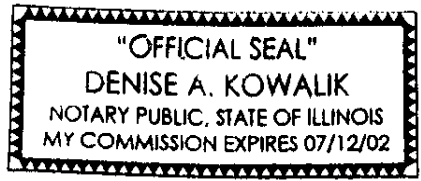


EXHIBIT A

Lot 137 of Avalon Sienna 6C, being a subdivision of part of Section 23, Township 42 North, Range 11, East of the Third Principal Meridian, Cook County, Illinois.

Property of Cook County Clerk's Office