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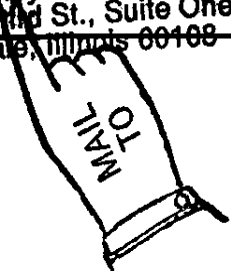
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Forward recorded document to:

Michael D. Hovde, Jr.
Attorney at Law
108 South Third St., Suite One
Bloomington, Illinois 61708

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2002-03-18 13:34:37
Cook County Recorder 55.50



ABOVE SPACE FOR RECORDER'S USE ONLY



WICOR TITLE INSURANCE

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED
(Individual)

This indenture, made this 1st day of March, 2002, between West Adams Street 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 Sand Key Consulting, L.L.C., an Illinois L.L.C., 1000 W. Adams #821, Chicago, IL 60607 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 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, and to _____ 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:

As more fully described in Exhibit A 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 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:

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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;

(d) The Declaration to West Adams Street Condominium (the "Declaration"); including all Exhibits thereto, as amended from time to time;

(e) The Illinois Condominium Property Act;

(f) The Plat attached as Exhibit C to the Declaration;

(g) Applicable zoning and building laws and ordinances;

(h) Roads and highways, if any;

(i) Unrecorded public utility easements, if any;

(j) Grantee's mortgage, if any;

(k) Plats of dedication and covenants, thereof; and

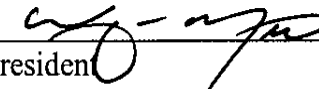
(l) Acts done or suffered by Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s):

Address(es) of real estate: 1000 W. Adams #821, 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.

**WEST ADAMS STREET L.L.C., an Illinois
limited liability company**

By: Concord Development Corporation
of Illinois, an Illinois corporation,
Managing Member

By: 
Its: President

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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

SEND SUBSEQUENT TAX BILLS TO:

SAND Key CONSULTING, LLC
(NAME)

1718 W. WISE RD, #95
(ADDRESS)

SCHAUMBURG, IL 60193
(CITY, STATE AND ZIP)

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COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAR. 15.02

REVENUE STAMP

0000003163

REAL ESTATE
TRANSFER TAX

00096.00

FP326707

CITY OF CHICAGO

CITY TAX



MAR. 15.02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004062

REAL ESTATE
TRANSFER TAX

01440.00

FP 102803

STATE OF ILLINOIS

STATE TAX



MAR. 15.02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000003210

REAL ESTATE
TRANSFER TAX

00192.00

FP 102809

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