

SPECIAL WARRANTY DEED



0020551769

THIS INDENTURE, made this 10th day of May, 2002, between Weidner Road Residences, L.P., an Illinois limited partnership, duly authorized to transact business in the State of Illinois, ("Grantor"), and ALLEN KUSHNIR & JUDITH KUSHNIR, ("Grantee") having an address of 3072 N. Daniels Court, Arlington Heights, Illinois 60004

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE**

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, not as tenants in common, nor as joint tenants, but as TENANTS BY THE ENTIRETY, by all the following described land, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF:

Commonly known as Unit 301-4, 800 Weidner Road, Buffalo Grove, Illinois 60089

Permanent Index Number: 03-05-303-028-0000

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership for Delacourte Condominium Association (the "Declaration"), and Grantor reserves to itself,

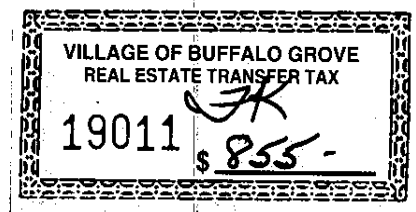


MAIL TO:

Mark L. Goldstein
3710 Commercial Ave., Ste. 1
Northbrook, IL 60062

Send subsequent tax bills to

ALLEN KUSHNIR
800 Weidner Road, Unit 301-4
Buffalo Grove, IL 60089



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its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

Together with all and singular the hereditaments and appurtenances thereunder belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rent, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or in 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, not as tenants in common, nor as joint tenants, but as TENANTS BY THE ENTIRETY, with the appurtenances, unto the Grantee, and her heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and her 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 FOREVER DEFEND, subject to:

Current general real estate taxes, taxes for subsequent years and special taxes or assessments; the Illinois Condominium Property Act; the Declaration of Condominium Ownership; applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts done or suffered by Grantees or anyone claiming, by, through or under Grantees; covenants, conditions, agreements, building lines and restrictions of record; easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration of Condominium Ownership or amendments thereto and any easements provided therefor; rights of the public, the Village of Buffalo Grove and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in, or serving the Premises; roads or highways, if any, Grantees' mortgage, if any.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of this 10th day of May, 2002.

Weidner Road Residences, L.P.,
An Illinois limited partnership

By: Focus Development, Inc., an Illinois corporation, its General Partner

By: 
TIMOTHY J. ANDERSON, President

EXHIBIT "A"

PARCEL 1:

UNIT 301-4 IN DELACOURTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN DELACOURTE SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98,750,553 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE AND PERPETUAL USE OF PARKING SPACE P-9-4 , A LIMITED COMMON ELEMENT, AS PURSUANT TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 98,750,553.

Permanent Index Number: 03-05-303-028-0000.

Affects: More than property in question.

Property of Cook County Clerk's Office