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Prepared by:

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513 Central Avenue, Fifth Floor
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0020662223

4435/0009 50 001 Page 1 of 7
2002-06-13 10:01:36
Cook County Recorder 33.50

After Recording return to:

Jeffrey B. Gurian, Esq.
Becker & Gurian
513 Central Avenue, Fifth Floor
Highland Park, Illinois 60035-3264



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02-00178 3/1-8

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 4th day of June, 2002, between **BELDEN TOWNHOUSE, LLC**, an Illinois limited liability company ("Grantor"), having an address of 2001 N. Halsted, 3rd Floor, Chicago, to **CIRCUIT ASSOCIATES, LLC**, an Illinois limited liability company, having an address of 333 Skokie Boulevard, Suite 101, Northbrook, Illinois 60062 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of the Grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, Grantor's fifty percent (50%) tenant in common interest in all the real property, situated in the County of Cook and State of Illinois known and described as set forth on Exhibit A attached hereto and made a part hereof, subject to the exceptions listed on Exhibit B 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 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.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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, but not otherwise, it WILL WARRANT AND DEFEND, subject to the exceptions listed on Exhibit B attached hereto and made a part hereof.

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IN WITNESS WHEREOF, Grantor has caused its corporate seal TO be affixed, caused its name to be signed to these presents by its duly authorized officer, the day and year first above written.

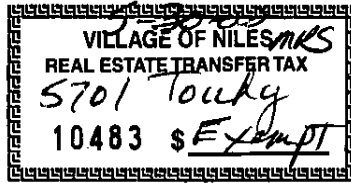
BELDEN TOWNHOUSE, LLC, an Illinois limited liability company

By: **S Enterprises, Inc.**, an Illinois corporation, its Manager

By: 
John Supera

Property of Cook County Clerk's Office

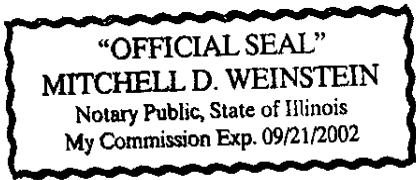
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

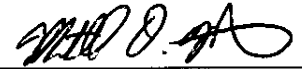


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I, Mitchell D. Weinstein a notary public in and for said County, in the State aforesaid, do hereby certify that John Supera personally known to me to be the President of **S ENTERPRISES, INC.**, the manager of Belden Townhouse, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President, he signed and delivered the said instrument and caused the corporation seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation 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.

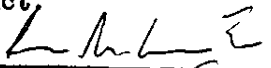
Given under my hand and official seal this 4th day of June, 2002.





Notary Public

Commission expires: 9/21/02

**Exempt under provisions of Paragraph B, Section 6,
Real Estate Transfer Tax Act.**
6/13/02 
Date Buyer, Seller or Representative

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EXHIBIT A LEGAL DESCRIPTION

LOT 1 IN RAYMOND HARA SUBDIVISION, BEING A SUBDIVISION OF THE
NORTHEAST FRACTIONAL QUARTER OF FRACTIONAL SECTION 32,
TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5701 WEST TOUHY AVENUE, NILES, ILLINOIS
60714

PERMANENT INDEX NUMBER: 10-32-203-036

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General taxes for the year(s) 2001, 2002 and subsequent years.
Permanent Tax Number: 10-32-203-036

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2. GRANT OF EASEMENT FROM AT&T TELETYPE CORPORATION FOR SEWER PURPOSES, RECORDED NOVEMBER 24, 1986 AS DOCUMENT 86557548, AND THE TERMS AND PROVISIONS THEREOF.
(AFFECTS THE NORTH 20 FEET)

3. GRANT OF EASEMENT FOR SEWER PURPOSES RECORDED OCTOBER 22, 1973 AS DOCUMENT 22520309, AND THE TERMS AND PROVISIONS THEREOF.
(AFFECTS THE NORTH 20 FEET)

4. GRANT OF EASEMENT FOR SEWER PURPOSES RECORDED SEPTEMBER 25, 1958 AS DOCUMENT 17328706, AND THE TERMS AND PROVISIONS THEREOF.
(AFFECTS THE NORTH 20 FEET)

5. GRANT OF EASEMENT CONTAINED IN GAS PIPE LINE RIGHT FROM TELETYPE CORPORATION TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS RECORDED JULY 24, 1951 AS DOCUMENT 15130217, AND THE TERMS AND PROVISIONS THEREOF.
(AFFECTS THE AREAS DESIGNATED THEREIN)

6. AGREEMENT MADE MARCH 29, 1977, BY AND AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED FEBRUARY 15, 1977 AND KNOWN AS TRUST NUMBER 140063, ET AL, RECORDED APRIL 19, 1977 AS DOCUMENT 23893061, AND THE TERMS AND PROVISIONS THEREOF.

7. GRANT OF EASEMENT FOR ROAD PURPOSES, AS CONTAINED IN THE PLAT OF SUBDIVISION RECORDED DECEMBER 22, 1933 AS DOCUMENT 11333778.

8. GRANT OF EASEMENT FOR WATERMAIN PURPOSES RECORDED NOVEMBER 9, 1989 AS DOCUMENT 89535700, AND THE TERMS AND PROVISIONS THEREOF.
(AFFECTS THE SOUTH 10 FEET OF THE NORTH 73.08 FEET)

9. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR ROAD PURPOSES.

13. Terms, provisions and conditions contained in Lease by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated July 7, 1987, and known as Trust Number 102992-04, lessor, and Circuit City Stores, Inc., a Virginia corporation, lessee, dated February 18, 1994 and recorded March 2, 1994 as Document 94195862, demising the land for a term of 17 years, and all rights thereunder of and all acts done or suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

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NON-DISTURBANCE AND ATTORNMENT AGREEMENT MADE FEBRUARY 18, 1994, BY AND BETWEEN NISSAN MOTOR ACCEPTANCE CORPORATION AND CIRCUIT CITY STORES, INC., RECORDED MARCH 2, 1994 AS DOCUMENT 94195863, AND THE TERMS AND PROVISIONS THEREOF.

14. Declaration and Grant of Easements made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated July 7, 1987 and known as Trust Number 102992-04, dated November 17, 1995 and recorded November 22, 1995 as Document Number 95812459, and the terms and provisions contained therein.

15. Declaration of Covenants, Conditions, Restrictions and Easements made and entered into by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated July 7, 1987 and known as Trust Number 102992-04, dated November 17, 1995 and recorded November 22, 1995 as Document Number 95812460, and the terms and provisions contained therein.

16. Terms, provisions, covenants, conditions and easements as contained in Easement Agreement dated November 17, 1995 and recorded November 22, 1995 as Document Number 95812462.

17. Easements as shown on the plat of Raymond Hara Subdivision recorded as Document Number 94847852. (Affects 7 feet along the West line, 20 feet along the North line and 10 feet along the East line).

18. 30 foot access easement as shown on plat of Raymond Hara Subdivision recorded as Document Number 94847852. (Affects along the Westerly 30 feet)

19. Easement for the purpose of installing, operating and maintaining all equipment necessary for the purpose of serving the subdivision and other property with telephone and electric service and also with right of access thereto as granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns, as shown on the plat of subdivision recorded as Document Number 94847852.

20. Easement reserved and granted to the Northern Illinois Gas Company, its successors and assigns, in all platted easement areas, streets, alleys and other public ways and places as shown on the plat of said subdivision, said easement to be for installation, maintenance, relocation, renewal and removal of gas mains and appurtenances, as shown on the plat of said subdivision recorded as Document Number 94847852.

21. Utility and drainage easement provisions contained on the plat of subdivision recorded as Document Number 94847852 reserving and granting all easements within the areas shown by dashed lines and marked "easement" on said plat to the Village of Niles and those public utility companies operating under franchise from said municipality including but not limited to the Illinois Bell Telephone Company, Northern Illinois Gas Company, and Commonwealth Edison Company, and their successors and assigns.

22. Declaration of Easement as shown on plat of Raymond Hara Subdivision recorded as Document Number 94847852, recites the following:

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American National Bank and Trust Company of Chicago, not individually, but solely as title owner of record of the property described as Lots 1 and 2 hereon pursuant to the provisions of Trust Number 102992-04, does hereby declare and covenant that upon conveyance of Lot 1 or 2 there shall exist in perpetuity a non-exclusive easement on and over that part of lot 1 designated hereon as "Lot 2 Access Easement (non-exclusive)" for the non-exclusive use and benefit of owners, occupants, and tenants of Lot 2, and their agents, guests, customers and invitees, for pedestrian, vehicular, and construction equipment access to Lot 2. Upon improvement of Lot 1, the area of such easement shall be maintained in a manner reasonably appropriate for such use by the title holder of Lot 1.

23. No Further Remediation Letter with the Illinois Environmental Agency, dated June 27, 2001 and recorded July 17, 2001 as Document Number 0010633270.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 13th, 2002 Signature [Signature]

Subscribed and sworn to before me

by the said [Signature]

this 4th day of June, 2002

[Signature]
Notary Public



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Jun 13th, 2002 Signature [Signature]

Subscribed and sworn to before me

by the said agent

this 4th day of June, 2002

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C Misdemeanor for the first offence and of a Class A Misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if except under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)