

SPECIAL WARRANTY DEED



0020697056

This Indenture, made this 20th day of May, 2002, between Pine Tree II, L.L.C., an Illinois limited liability company ("Grantor), and Cleo J. Kung and Xiao Sheng Bi, Husband and Wife, ("Grantees"), WITNESSETH, that the Grantor, 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 Grantees, the receipt of whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantees, Not as Joint Tenants or Tenants in Common but as Tenants By the Entirety, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SCHEDULE A

PIN: 11-31-226-029-0000

COMMONLY KNOWN AS: 1645 W. Farwell, Units 3A and P4, Chicago, Illinois

Grantor also hereby grants to Grantees, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions, and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

Together with all and singular hereditaments and appurtenances thereunto belonging, on in anywise appertaining, and the reversion or reversions, remainder or 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 Grantees, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantees, and its successors, 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, and through or under it, subject only to:

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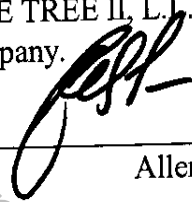
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(1) general real estate taxes not due and payable at the time of closing; (2) the Condominium Property Act; (3) the Plat of survey, as defined in the Declaration and attached thereto as Exhibit A and the Declaration, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances and other ordinances of record, (5) encroachments, if any; (6) acts done or suffered by Grantees or anyone claiming by, and through or under Grantee; (7) utility easements, if any, whether recorded or unrecorded; (8) leases and licenses affecting the Common Elements, as defined in the Declaration; (9) covenants, conditions, restrictions, permits, casements and agreements of record, and (10) liens and other matters of title over which Near North National Insurance Company is willing to insure without cost to Grantees.

The tenant of Units No. 3A and P4 either waived or failed to exercise the tenants right of first refusal or option to purchase Units No. 3A and P4 or had no right of first refusal or option to purchase with respect to Units No. 3A and P4.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered by a manger, being authorized to do so, as the act and deed of the limited liability company, the day and year first above written.

PINE TREE II, L.L.C., an Illinois limited liability company.

By:  Allen S. Liss

CITY OF CHICAGO

CITY TAX



JUN. 21. 02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000003982

REAL ESTATE TRANSFER TAX
0110625
FP326675

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN. 21. 02

REVENUE STAMP

0000002177

REAL ESTATE TRANSFER TAX
0007375
FP326657

STATE OF ILLINOIS

STATE TAX



JUN. 21. 02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000004313

REAL ESTATE TRANSFER TAX
0014750
FP326703

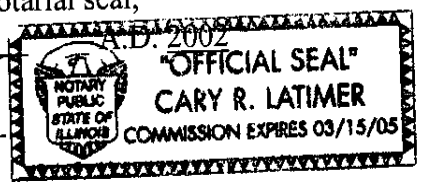
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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that Allen S. Liss 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 he signed, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth.

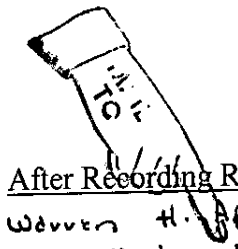
GIVEN under my hand and notarial seal,
this 25th day of May

[Signature]
NOTARY PUBLIC



This Instrument Prepared by:

Jay H. Mittelstead Jr., Esq.
One North Franklin Street
Suite 650
Chicago, Illinois 60606



After Recording Return to:

Walter H. Appel
4147 N. Lincoln Ave.
Chicago, IL 60618

Send Subsequent Tax Bills to:

C Leo J. Kung and
Kiana Sheng Bi
1645 Farwell #3
Chicago, IL 60626

of Cook County Clerk's Office

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SCHEDULE A

Unit 3A and Parking Unit P4 in Pine Tree II Condominium as delineated and defined on the play of survey of the following described parcel of real estate:

The East 12.45 feet except the North 35 feet of Lot 25 and the West 40 feet of Lot 26 in Block 43 in Rogers Park, being a subdivision of the Northeast $\frac{1}{4}$ and that part of the Northwest $\frac{1}{4}$ lying East of Ridge Road of Section 31; also the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 32 also all of Section 30 lying South of the Indian Boundary Line, all in 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 May 21, 2002 as document number 0020575891, and as amended from time to time together with its undivided percentage interest in the common elements.

Property of Cook County Clerk's Office