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2002-08-14 12:21:43

Cook County Recorder

29.50





SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that **RUFINO'S BUILDERS, INC.**, an Illinois corporation ('Crantor"), of Cook County, in the State of Illinois, bargains, sells and conveys to **MICHAEL NUX LIC** and **V&LIMIR NIKOLIC**, as joint tenants with right of survivorship and not as tenants in common ("Grantee"), whose address is 4545 North Greenview, Chicago, Illinois, for the sum of TEN AND CO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, all of Grantor's right, title and interest in and to the following described real estate located Chicago, Cook County, in the State of Illinois (the "Real Estate"):

SEE EXHIBIT "A" ATTACHEI) HERETO AND MADE A PART HEREOF

subject to, however, general real estate taxes and installments of special assessments not due and payable; covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration of Condominium Ownership for 1421 North Fairfield Condominium ("Declaration"); the Condominium Property Act of Illinois; street; and highways; applicable zoning and building codes and ordinances, if any; and acts done or suffered by, or judgments against, Grantee (collectively, the "Permitted Exceptions").

Property Address:

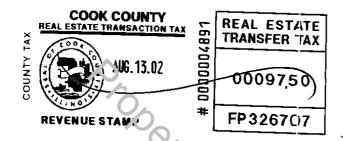
Unit 2, 1421 North Fairfield, Chicago, Illinois

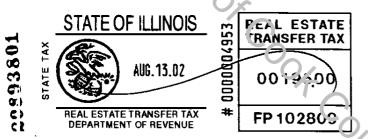
Permanent Index Number:

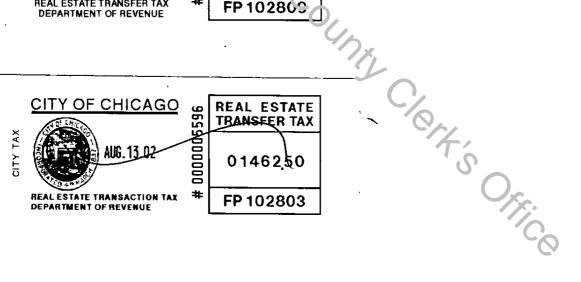
16-01-209-015-0000

TO HAVE AND TO HOLD the Real Estate unto Grantee and their successors and assigns forever. Grantor covenants and warrants that the Real Estate is free of any encumbrance made or suffered by Grantor (except the Permitted Exceptions), and that Grantor and its successors shall warrant and defend the same unto Grantee and Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

Grantor also hereby grants to the Grantee, and their successors and assigns, as rights and easements appurtenant to the Real Estate, the rights and easements for the benefit of said property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for benefit of the remaining property described therein.







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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 15+4 day of April, 2002.

GRANTOR:

RUFINO'S BUILDERS, INC., an Illinois

corporation

President Its:

STATE OF ILLR

) SS.

COUNTY OF COOK

I, the undersigned, a Notery Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rufino Meraz, personally known to me to be the President of RUFINO'S BUILDERS, INC., an Illinois corporation, 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 acknowledged that as such President, he signed and delivered said instrument as President of said corporation, pursuant to authority given by the Poard 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

Notary Public

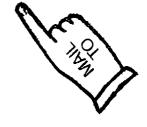
My Commission Expires:

This Instrument Prepared By:

James V. Inendino, Esq. McDermott, Will & Emery 227 West Monroe Street Chicago, IL 60606-5096

Send Subsequent Tax Bills To:

OFFICIAL SEAL CYNTHIA E. DEARING NOTARY FUBLIC, STATE OF ILLINOIS After Recording Return to MEXI IPES 8-18-2002



Property of Cook County Clerk's Office

20893801

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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.

Property of Cook County Clark's Office

Property of Cook County Clark's Office

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 2 IN THE 1421 NORTH FAIRFIELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 33 IN BLOCK 6 IN H. THOMPSON'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010174638, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2, AND STORAGE SPACE S-2 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010174638.