

SPECIAL WARRANTY DEED



THIS INDENTURE, made this
24 day of October,
2002 between SOUTH CAMPUS
DEVELOPMENT TEAM, L.L.C., an
Illinois limited liability company,
("Grantor") RAUL S. CASTRO AND KIMBERLY K.
Castro ("husband and wife") (the
"Grantee"),

*NOT AS JOINT TENANTS, NOT AS TENANTS IN COMMON
BUT AS TENANTS BY THE ENTIRETY*

*UNMHT
MAD
0622514*

(The Above Space for Recorders Use Only)

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WITNESSETH, that Grantor, for an in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, FOREVER, all the following described real estate, situated in the County and State of Illinois known and described as follows, to wit:

See attached Schedule 1.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or 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, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and 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 it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (i) general real estate taxes not due and payable as of the date hereof; (ii) assessments or installments not due and payable as of the date hereof; (iii) applicable zoning, planned unit development and building laws, restrictions and ordinances; (iv) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (v) streets, alleys and highways; (vi) party wall agreements, if any; (vii) covenants, conditions, restrictions, permits and agreements of record, including the Declaration of Easements, Covenants and Restrictions for The University Village

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Homeowners' Association, dated as of January 16, 2002, and recorded January 23, 2002, as Document No. 0020094785 (the "Homeowners' Declaration") (which covenants, conditions, restrictions, permits and agreements, Grantor hereby reserves subject to the terms of such Homeowners' Declaration); (viii) public, private and utility easements; (ix) leases and licenses, if any, affecting the Common Areas (as defined in the Homeowners' Declaration); (x) Grantee's mortgage, if any; (xi) rights of the public, the City of Chicago and the State of Illinois in and to that part of said premises taken and used for roads and highways, if any; and (xii) liens and other matters of title or survey over which Grantee's title insurer is willing to insure without cost to Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the Executive Vice President of Grantor as of the day and year first above written.

SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C.,
an Illinois limited liability company

By: NF3 L.L.C., an Illinois limited liability company, a member

By: New Frontier Developments, Co., an Illinois corporation, its sole Manager

By: 
Vincent G. Forgione
Its: Executive Vice President

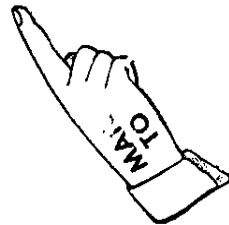
This instrument was prepared by
~~and after recording return to:~~

Jeffrey M. Galkin, Esq.
Neal, Gerber & Eisenberg
Two North LaSalle Street, Suite 2200
Chicago, Illinois 60602

Send Subsequent Tax Bills to:

mail to

Raul and Kimberly Castro
844 W. College Parkway
Chicago, Illinois 60608



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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)


I, Theresa Huston-McClure, a Notary Public in and for County and State aforesaid, do hereby certify that Vincent G. Forgione, the Executive Vice President of New Frontier Developments Co., an Illinois corporation, the sole manager of NF3 L.L.C., an Illinois limited liability company, a Member of SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C., an Illinois liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Executive Vice President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act on behalf of said entities, for the uses and purposes therein set forth.


Given under my hand and Notarial Seal this 24 day of October, 2002.


Theresa Huston-McClure
Notary Public

My Commission Expires: _____



CITY OF CHICAGO	
CITY TAX	REAL ESTATE TRANSFER TAX
 OCT. 25.02	0345750
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000004508 FP326675

COOK COUNTY REAL ESTATE TRANSACTION TAX	
COUNTY TAX	REAL ESTATE TRANSFER TAX
 OCT. 25.02	0023050
REVENUE STAMP	# 0000002714 FP326657

STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
 OCT. 25.02	0046100
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000004852 FP326703

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SCHEDULE 1

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1

THE WEST 21.92 FEET (AS MEASURED AT RIGHT ANGLES) OF THE EAST 149.53 FEET OF THE PROPERTY DESCRIBED AS FOLLOWS: THAT PART OF BLOCK 22, IN BARRON'S SUBDIVISION IN BRANDS ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1861 AS DOCUMENT NUMBER 45427, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF NEWBERRY AVENUE AND THE SOUTH LINE OF WEST 14TH PLACE (FORMERLY WRIGHT STREET); THENCE SOUTH 01 DEGREE 42 MINUTES 34 SECONDS EAST ALONG SAID WEST LINE 218.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREE 42 MINUTES 34 SECONDS EAST ALONG SAID WEST LINE 50.07 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 26 SECONDS WEST ALONG A LINE PERPENDICULAR TO THE WEST LINE OF NEWBERRY AVENUE 214.82 FEET TO THE EAST LINE OF SOUTH PEORIA STREET; THENCE NORTH 01 DEGREE 43 MINUTES 01 SECONDS WEST ALONG SAID EAST LINE 62.94 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 26 SECONDS EAST ALONG A LINE PERPENDICULAR TO THE WEST LINE OF NEWBERRY AVENUE 57.00 FEET; THENCE SOUTH 01 DEGREE 42 MINUTES 34 SECONDS EAST ALONG A LINE PARALLEL WITH THE WEST LINE OF NEWBERRY AVENUE 12.88 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 26 SECONDS EAST ALONG A LINE PERPENDICULAR TO THE WEST LINE OF NEWBERRY AVENUE 157.83 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 23, 2002 AS DOCUMENT NUMBER 0020094785 FOR THE UNIVERSITY VILLAGE HOMEOWNERS' ASSOCIATION.

COMMON ADDRESS: 844 W. College Parkway, Chicago, Illinois

PERMANENT REAL ESTATE TAX INDEX NO(S):

17.20-230-004

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