SPECIAL WARRANTY DEED

0021403646

THIS INDENTURE, made this 10th day of December, 2002, between 1642 Maple Avenue, LLC, an Illinois Limited liability company, duly authorized to transact business in the State of Illinois ("Gran'or"), and ALBERT AKHMETOV ("Grantee"), having an

COUNCULINITY
COUNCULINITY
EUGENE "GENE" WOORE
EUGENE "GENEW OFFICE

address of 400 N. McCiurg Court #3004, Chicago, Illinois 60611

WITNESSETH, that the Granto, 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 nereby acknowledged, by these presents does WARRANT AND CONVEY unto the Grantee, and to their assigns, by all the following described land, situated in the County of Coo.c, 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 907, 1640 Maple Avenue, Evanston, Illinois 60201

Permanent Index Number: 11-18-302-009, 11-18-302-010, 11-18-302-011, 11-18-302-012, 11-18-302-027, 11-18-302-029

Grantor also hereby grants to the Grantee, his successors and assigns, as rights and easements appurtent 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 Church Street Station Condominium Association (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said

MAIL TO:

JEFF RICHMAN

PROUSON & KAHN LLC

150 NORTH WACKER DR.

Ste 1400

CHICAGO, IL 60606

Send subsequent tax bills to:
ALBERT AKHMETOV

Unit 907, 1640 Maple Avenue Evanston, Illinois 60201

Together with all and singular the hereditaments and appurtenances thereunder belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainers, 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, with the appurtenances, unto the Grantee, and its assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and his 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, 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 City of Evanston 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 Warranty Deed as of this 10th day of December, 2002.

1642 Maple Avenue, L.L.C., an Illinois Limited Liability Company,

By: Focus Management, L.L.C., an Illinois Limited Liability Company, its manager

TIMOTHYIJ. ANDERSON,
Its Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DMOTHY J. ANDERSON personally known to me to be an authorized signator of 1642 Maple Avenue, L.L.C., 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 Manager, he signed and delivered the said instrument 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 limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and oficial seal this 10th day of December, 2002.

Commission expires:

NOTARY PUBLIC

CITY OF EVANSTON

012334

Real Estate Transfer Tax

City Clerk's Office
PAID SEC 3 2002 MOUNT \$ //

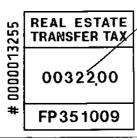
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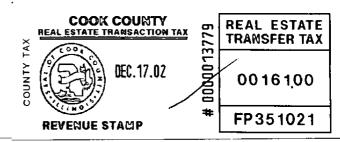
Agent (A)

MARIA S PILOLLA
MARIA S PILOLLA
DIVARY PUBLIC, STATE OF ILLINOIS
TY COLLABSIDIT EXPRESSIONS/2-1

This document prepared by: Karen Patterson, Karm, Winand & Patterson, 800 Waukegan Road, Suite 202, Glenview, Illinois 60025







PARCEL 1:

UNIT NUMBER 907 IN THE CHURCH STREET STATION CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN PARTS OF LOT 3 IN BLOCK 67 IN EVANSTON AND CERTAIN PARTS OF CERTAIN LOTS IN OWNER'S SUBDIVISION OF PARTS OF LOTS 1 AND 2 IN BLOCK 67 IN EVANSTON IN THE NORTHEAST ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020967951, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-47 AND L-3-33, LIMITED COMMON ELEMENTS, AS DESCRIBED IN THE AFORESAID DECLARATION.