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Cook County Recorder 30.50

SPECIAL WARRANTY DEED



**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE**

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 ("Grantor"), and ALBERT AKHMETOV ("Grantee"), having an address of 400 N. McClurg Court #3004, Chicago, Illinois 60611

WITNESSETH, that the Grantor, 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 hereby 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 Cook, 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 appurtenant 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
BRONSON & 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

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Declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

Together with all and singular the hereditaments and appurtenances thereunder belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, 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

By: 

 TIMOTHY J. ANDERSON,
 Its Manager

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 ¼ 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.

Property of Cook County Clerk's Office