

SPECIAL WARRANTY DEED  
(ILLINOIS)

COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
MARKHAM OFFICE  
GIT  
4310252 (1/3)



0030214699

THIS INDENTURE, made this 23 day of December, 2002, between Lister Avenue, L.L.C., an Illinois limited liability company, party of the first part, and David Brickson and Lisa A. Brickson, husband and wife, not as joint tenants or as tenants in common, but as tenants by the entirety, party of the second part, WITNESSETH, that the party of the first part, 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 party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heir(s) and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois, known and described as follows, to wit:

GIT 4310252 M3

See Exhibit "A" attached hereto

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the party of the first part, 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 party of the second part, not as joint tenants or as tenants in common, but as tenants by the entirety, their heirs and assigns, FOREVER.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record; (v) party wall rights and agreements, if any;
- (vi) encroachments (provided such do not materially adversely affect the intended use of the described premises); (vii) the Declaration of Lister Gardens Townhomes Owners Association (the "Declaration") as amended from time to time; (viii) public and utility easements of record; (ix) private easements of record (provided such do not materially adversely affect the intended use of the described premises);
- (x) installments due after the date hereof for assessments levied pursuant to the Declaration; and (xi) acts done or suffered by grantee.

CITY OF CHICAGO

CITY TAX



FEB.-5.03

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000003503

REAL ESTATE  
TRANSFER TAX

03075.00

FP 103018

STATE OF ILLINOIS

STATE TAX



FEB.-5.03

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000007317

REAL ESTATE  
TRANSFER TAX

00410.00

FP 103014

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



FEB.-5.03

REVENUE STAMP

# 0000007027

REAL ESTATE  
TRANSFER TAX

00205.00

FP 103017

Property of Cook County Clerk's Office

PIN: 14-31-204-003 (underlying), 14-31-204-004 (underlying), 14-31-204-005 (underlying), 14-31-204-006 (underlying). 14-31-204-007 (underlying)

ADDRESS OF PREMISES: 2331 North Lister Avenue, Unit G, Chicago, IL 60614

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its managing member, the day and year first above written.

Lister Avenue, L.L.C.,  
an Illinois limited liability company

By: Largo Development, Ltd., managing member

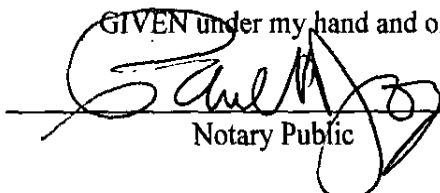


By: Larry Gould, its President

State of Illinois )  
                                  ) ss  
County of Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Larry Gould, president of Largo Development, Ltd., managing member of Lister Avenue, L.L.C. an Illinois limited liability company, personally known to me to be the person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged as such president, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 23 day of December, 2002

  
Notary Public

INSTRUMENT PREPARED BY:  
Harlan D. Kahn, Esq.  
Bronson & Kahn  
150 North Wacker Drive, Suite 1400  
Chicago, IL 60606

MAIL RECORDED DEED TO:  
Earl J. Roloff  
Attorney at Law  
1060 Lake Street  
Hanover Park, IL 60133

SEND SUBSEQUENT TAX BILLS TO:  
David Brickson  
Lisa A. Brickson  
2331 North Lister Avenue Unit G  
Chicago, IL 60614



EXHIBIT 'A'

PARCEL T, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE FOLLOWING DESCRIBED PARCEL SAID PARCEL DESCRIBED AS: LOTS 28, 29, 30, 31 AND 32 TAKEN AS A TRACT IN BELONGING TO THE ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PARCEL AS CREATED BY DECLARATION OF AN ASSOCIATION OF HOMEOWNERS RECORDED JUNE 27, 2001 AS DOCUMENT NUMBER 0010566217.

SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR DATED THE 20TH DAY OF JUNE, 2001 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0010566217, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.