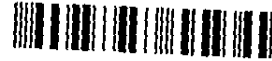


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This instrument was prepared by:

Stephanie J. Kim
Katz Randall Weinberg & Richmond
333 West Wacker-Drive, Suite 1800
Chicago, Illinois 60606
KRWR File No. 08637.00300



0030364912

2003/03/17
SPECIAL WARRANTY DEED

THIS INDENTURE, made this 17th day of February, 2003, between FULLERTON DEVELOPMENT LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and

This space reserved for Recorder.

BRANDON MICHAEL FILIPPI, of 673 Bent Ridge Lane, Barrington, Illinois, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1:

UNIT 1454-3 IN THE FULLERTON/GREENVIEW CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 26 AND 27 IN BLOCK 2 IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0021211408, AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0021211408, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P 6-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM AFORESAID.

Grantor also hereby Grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property-described therein.

City of Chicago
Dept. of Revenue
302463
03/14/2003 11:03
Batch 02243 5
Real Estate
Transfer Stamp
\$2,737.50



03/14/2003 11:03 Batch 02243 5

STATE TAX
STATE OF ILLINOIS
MAR. 14. 03
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0036600
FP326669
000049406

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAR. 14. 03
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0018300
FP326670
0000098793

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.

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, their 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: (1) general real estate taxes not due and payable at the time of Closing; (2) Declaration of Condominium and By-Laws aforesaid; (3) applicable zoning and building laws and ordinances and other ordinances of record; (4) encroachments, if any; (5) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, easements, permits and agreements or record, including the Declaration, provided non of the foregoing materially adversely affect Grantee's habitability of the Unit; and (8) the Condominium Property Act of Illinois, City of Chicago Condominium Ordinance; and (9) liens and other matters of title over which the Title Company is willing to insure without cost to Grantee.

Permanent Real Estate Index Numbers: 14-29-319-037-0000
14-29-319-038-0000

Address of real estate: 1452-1454 W. Fullerton, Chicago, Illinois

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

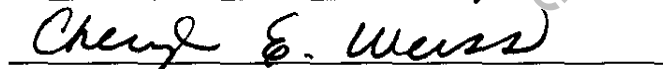
FULLERTON DEVELOPMENT LLC, an Illinois limited liability company

By: 
Jon Goldman, Manager

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jon Goldman, Manager of FULLERTON DEVELOPMENT LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager of said limited liability company, 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 of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 2003.


Notary Public

After Recording Mail To:
Fredrick M. Lerner
19 South LaSalle St. Suite 802
Chicago, Illinois 60603

Send Subsequent Tax Bills To:
Brandon Michael Filipp
1454 W. Fullerton, Unit 3
Chicago, Illinois 60614

