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MAIL TO:
Robert Rascher
1025 W Webster
Chicago, IL 60614

Doc#: 0327232149
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/29/2003 01:34 PM Pg: 1 of 4

MAIL TAX BILLS TO:
Rashid and Ahmad
1513C North Clybourn
Chicago, IL 60610

SPECIAL WARRANTY DEED AND
ASSIGNMENT AND ASSUMPTION OF LEASE

This Special Warranty Deed and Assignment and Assumption of Lease (this "Assignment") is made and entered into as of this first day of July 2003 (the "Effective Date" by and between DAVID LEAD and SARAH E. MEARNS-READ, also known as SARAH E. MEANS-READ, as "Assignor" and IMTIAZ RASHID and SABA E. AHMAD, of 1952 N. Cleveland, Unit 14, Chicago, Illinois, husband and wife, not as tenants in common, not as Joint Tenants with Rights of Survivorship but as Tenants by the Entirety, as "Assignee"

MTC 2002966 of sale

WITNESSETH

Whereas, Assignors are tenants under that certain sublease a memorandum of which was recorded as Document 97410870 which demises the land but not the improvements located thereon for a term of years ending November 29, 2093 being a sublease of part of that leasehold estate (referred to herein as the Ground Lease) a Memorandum of which was recorded as Document 95278768 which demises the land and other land for a term of years beginning April 7, 1995 and and Ending November 20, 2093 more specifically described as

SUB PARCEL A: LOT 3 IN BLOCK 4 IN ORCHARD PARK SUBDIVISION, A RESUBDIVISION OF VARIOUS LOTS AND BLOCKS AND VACATED STREETS AND ALLEYS IN VARIOUS SUBDIVISIONS IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUB PARCEL B: EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 AS CREATED, DEFINED AND LIMITED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR ORCHARD PARK RECORDED AS DOCUMENT 96683509 AND AMENDED FROM TIME TO TIME;

SUB PARCEL C: EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 AND 2 AS CREATED, DEFINED AND LIMITED BY EASEMENT AGREEMENT RECORDED SEPTEMBER 6, 1996 AS DOCUMENT 96683222

W.A.G.R. TITLE


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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



SEP. 29. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000056715

REAL ESTATE TRANSFER TAX
00027.00
FP326669

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



SEP. 29. 03


REVENUE STAMP

0000113031

REAL ESTATE TRANSFER TAX
00013.50
FP326670

STATE TAX

STATE OF ILLINOIS



SEP. 29. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000056782

REAL ESTATE TRANSFER TAX
00380.00
FP326669

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



SEP. 29. 03

REVENUE STAMP

0000113018

REAL ESTATE TRANSFER TAX
00190.00
FP326670

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PARCEL 2: IMPROVEMENTS (BUT NOT COMMON AREA IMPROVEMENTS) AS CREATED, DEFINED AND LIMITED BY DECLARATION RECORDED DECEMBER 31, 1996 AS DOCUMENT 96983509 LOCATED ON THE LAND

This deed is a memorandum of the Lot Lease. This Deed is not a complete summary of the Lot Lease. The provisions in this Deed shall not be used in interpreting the provisions of said Lot Lease.

The Real estate is improved with a townhome and ancillary facilities including driveways, curbs, site lighting, fences, sidewalks and landscaping.

In connection with the lease of the Real Estate to Grantee pursuant to the Lot Lease, Grantor desires to convey and Grantee desires to accept title to the Improvements located on the Real Estate.

Now therefore in consideration of the foregoing Recitals (which are incorporated herein by reference) and the sum of Ten Dollars (\$10.00) and other good and available consideration paid by Grantee (the receipt of which Grantor acknowledges), Grantor does hereby Convey to Grantee the Improvements located on the Real Estate more fully described in a deed recorded July 17 1998 as document 98624100

Grantor also hereby grants to Grantee, as rights and easements appurtenant to the improvements, the rights and easements for the benefit of the Improvements set forth in the Declaration of Easements, Restrictions and Covenants for Orchard Park subject to reservation of Orchard Park Limited Partnerships, as Illinois Limited Partnership reservations it successors and assigns set forth in said Declaration for the benefit of the remaining property described therein

Grantor covenants, promises and agrees that it will warranty and Defend the Real Estate against all persons making any lawful claim by, through or under Grantor, subject to the following permitted exceptions:

1. taxes not yet due and payable
2. taxes or assessments for improvements not yet
3. plat of subdivision
4. public, private and utility easements
5. covenants, conditions and restrictions of record
6. applicable zoning and building laws, ordinances and restrictions as amended from time to time

Real Estate
Transfer Stamp
\$3,052.50

City of Chicago
Dept. of Revenue
319542



09/29/2003 12:08 Batch 02266 26

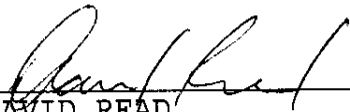
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- 7. Declaration of Easements, Restrictions and Covenants for Orchard Park
- 8. party walls
- 9. alleys, roads and highways (if any)
- 10. acts done or suffered by grantee
- 11. grantee's mortgage
- 12. terms, conditions and restrictions of mater lease
- 13. Decoration of Trust in favor of U. S. Department of Housing and Urban Development affecting the fee ownership of the Ground Lease
- 14. Provided none of the of the foregoing prohibit purchasers use of the Real Estate as a single family town home unit

Permanent Real Estate Tax No: 17-04-115-033-0000

Address of Real Estate: 1513 N Clybourn #C, Chicago, IL

Grantor has executed this deed and assignment of lease as of this 1st day of July, 2003


 _____ (SEAL)
 DAVID READ

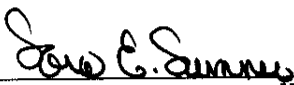

 _____ (SEAL)
 SARAH E. MEARNS-READ

State of Illinois
County of Cook

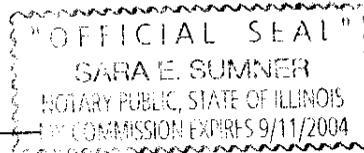
SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID READ and SARAH E. MEARNS-READ, also known as SARAH E. MEANS-READ, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 1st day of July, 2003.



 Notary Public



This instrument was prepared by: Sara E. Sumner, 1617 N. Hoyne, Chicago, Illinois, 60647