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This Instrument Prepared by:

Christine McDonough
2901 Butterfield Rd., Oak Brook, IL 60523

Send Subsequent Tax Bills to:

x Robert Polanski
x 1945 N Hills
y PALATINE, IL 60074
#108

Mail to - SAME

LT IC
04.0033625

This space reserved for Recorder's use only

10P2

Lawyers Unit #07902 Case#



Doc#: 0414948038
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/28/2004 08:26 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

This indenture is made as of the 17th Day of May, 2004 between Foxfire Venture Corporation A Illinois Corporation ("Grantor") whose address is 2901 Butterfield Road, Oak Brook, Illinois 60523, DuPage County, Illinois, and Robert Polanski ("Grantee") whose address is 1945 N. Rand Road Unit 108, Palatine, IL 60074.

* And ELIZA POLANSKI Husband and wife as tenants by the entirety

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

See attached for complete legal description

PIN: 02-02-204-010
02-02-400-080

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the Unit, the rights and easements for the benefit of the Unit set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements for the Foxfire Condominium ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

TOGETHER WITH all herditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the Unit.

TO HAVE AND TO HOLD the Unit as above described, with the appurtenances, unto Grantee, forever.

RECEIVED IN BAD CONDITION

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
MAY 19.04
REAL ESTATE TRANSFER TAX
0000000000
093769000000
0015000
FP326669

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY 19.04
COUNTY TAX
REVENUE STAMP
REAL ESTATE TRANSFER TAX
00072953
00072953
0007500
FP326670

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Grantor, for itself, and its successors, does covenant, promise and agree that Grantor has not done or suffered to be done during Grantor's ownership of the Unit, anything whereby the Unit hereby granted is, or may be in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the Unit against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium-Property Act; (c) the Declaration, including all amendments and exhibits thereto; (d) applicable zoning and building law and ordinances and other ordinances; (e) encroachments, if any; (f) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (g) utility easements, if any whether recorded or unrecorded; (h) leases and licenses affecting the common elements; (i) covenants, conditions, restrictions, permits, easements and agreements of record; and (j) liens and other matters of title over which Lawyers Title Insurance Company has insured without cost to Grantee.

The Tenant, if any, of 1945 N Rand Road , Unit 108 either waived or failed to exercise its option to purchase the Unit or had no option to purchase the Unit.

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

By: **Foxfire Venture Corporation, a Illinois Corporation**

By: *[Signature]*
Authorized Agent

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Paul J. Wheeler**, 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 he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 17th Day of May, 2004.

Christine M Pluta
NOTARY PUBLIC

My Commission Expires:

11/29/06



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Property Address: 1945 N. HICKS
PALATINE, IL

PIN #: 02-02-204-010

02-02-400-080

Unit number 108 at 1945 N. Hicks in Foxfire Condominium as delineated on a survey of the following described parcel of real estate:
part of the east 1/2 of section 2, township 42 north, range 10, east of the third principal meridian, lying southwest of Rand Road;
which survey is attached as an exhibit to the declaration of condominium recorded May 14, 2004 as document number 0413534023, together with said unit's undivided percentage interest in the common elements.

Property of Cook County Clerk's Office

CASE NUMBER 04-003361J