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This Instrument Prepared by:

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



Doc#: 0423308112
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/20/2004 12:55 PM Pg: 1 of 4

Send Subsequent Tax Bills to:

(Handwritten: Patrick Kremer)
PATRICK KREMER
2038 N RAND ROAD #109
PALATINE IL 60074

(Handwritten: Patrick Kremer)
PATRICK KREMER
2038 N RAND RD #109
PALATINE IL 60074

(Vertical handwritten text: Lawyers Unit #07902 Case# 04-003366N)

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SPECIAL WARRANTY DEED

This indenture is made as of the 6th Day of August, 2004 between Foxfire Venture Corporation A Illinois Corporation ("Grantor") whose address is 2901 Butterfield Road, Oak Brook, Illinois 60523, DuPage County, Illinois, Patrick Kremer ("Grantee") whose address is 2038 N. **Rand Road Unit 109, Palatine, IL 60074.**

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.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	00077.50	FP326670
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0000137447

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 AUG. 16.04

 COUNTY TAX
 REVENUE STAMP

REAL ESTATE TRANSFER TAX	00155.00	FP326669
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0000068708

STATE OF ILLINOIS
 AUG. 16.04

 STATE TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

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Property Address: 2038 N. RAND RD. #109
PALATINE, IL. 60074

PIN #: 02-02-204-010 02-02-400-080
02-02-400-999-1066 ARB

Unit number 109 at 2038 N. Rand 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, in Cook County Illinois.

Property of Cook County Clerk's Office

CASE NUMBER 04-00336CN