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THIS INSTRUMENT PREPARED

BY:

MELTZER, PURTILL & STELLE LLC

1515 East Woodfield Road

Second Floor

Schaumburg, Illinois 60173-5431

(847) 330-2400



Doc#: 0425314168

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds

Date: 09/09/2004 10:36 AM Pg: 1 of 3

ABOVE SPACE FOR RECORDING USE ONLY

SPECIAL WARRANTY DEED

This indenture, made this 6th day of July, 2004, between Billy Bob Marketing, L.L.C., 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 Marina Vavilov and Nikolay Vavilov, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$ 10.00) and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Managing Member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, Joint Tenants and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois know and described as follows, to wit:

As more fully described in Exhibit A attached hereto (the "Unit").

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, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premise as above described, with the appurtenances, unto the party of the second part, theirs 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, 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:

- (a) General Real estate taxes and installments of special assessments not yet due and payable;
- (b) the Illinois Condominium Property Act;
- (c) the Declaration, including all Exhibits thereto, as amended from time to time;
- (d) covenants, restrictions, agreements, conditions and building lines of record;
- (e) 3 Easements existing or of record;
- (f) leases of or licenses with respect to portions of the Common Elements, if any;
- (g) existing leases and tenancies, if any, with respect to the Unit;
- (h) encroachments, if any; and

3K9

BOX 15

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EXHIBIT A

UNIT NUMBER 3222-3A IN THE TWELVE OAKS OF NORTHBROOK CONDOMINIUM,
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PORTION OF THE NORTH 26 ¼ RODS OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP
42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM
RECORDED AS DOCUMENT NUMBER ~~0418234142~~ TOGETHER WITH ITS UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE
HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF
FIRST REFUSAL, PURSUANT TO THE ACT AND THE CODE, OR IS THE PURCHASER
THEREOF.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements
appurtenant to the above described real estate, the rights and easements for the benefit of said property set
forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements
set for 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 said Declaration the same as though the provisions of the Declaration were recited and
stipulated at length herein.

