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This Instrument Prepared by:

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



Send Subsequent Tax Bills to:

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Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/29/2004 11:55 AM Pg: 1 of 3

Martin Reyes
.....
307 Farmhill Ct
.....
Wauconda IL 60084
.....

Mail to: *M. GOLUB*
223 Finchwood
Buffalo Grove IL
60089

Lawyers Unit #07902 Case# 04-0033981



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SPECIAL WARRANTY DEED

This indenture is made as of the 14th Day of December, 2004 between Foxfire Venture Corporation A Illinois Corporation ("Grantor") whose address is 2901 Butterfield Road, Oak Brook, Illinois 60523, DuPage County, Illinois, **Martin Reyes and Elizabeth Reyes** ("Grantee") whose address is 1911 N. Hicks Road Unit 101, Palatine, IL 60074. 3

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 hereditaments 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 Address: 1911 N. HICKS UNIT 101
PALATINE, IL

PIN #: 02-02-204-010 02-02-400-080
02-02-400-999-1136 ARB

Unit number 101 at 1911 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, in Cook County, Illinois.

CASE NUMBER 04-00336FF