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SPECIAL WARRANTY DEED

Mail To

Mr. Scott D. Hodes
180 N. LaSalle Street
Suite 1916
Chicago, Illinois 60601



Doc#: 0502011147
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 01/20/2005 09:33 AM Pg: 1 of 4

THIS INDENTURE, made
this 29th day of December
2004 between OGDEN/TRY
L.L.C, an Illinois 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 Susheel Jain, party of the second part, of the City of Chicago, County of Cook, State of Illinois.

WITNESSETH that party of the first part for and in consideration of the sum of Ten And 00/100 (\$10.00) Dollars and other good and valuable consideration paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors and of the managing member of the first part, by these presents does DEMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: and as more fully described in Exhibit A attached hereto:

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in otherwise appertaining, and the reversion(s), remainder(s), and all of the estate, right, title, interest claim or demand whatsoever, of the property of the first part, either in law or equity, of, in and to the attached described premises, with the hereditaments and appurtenances: to HAVE AND TO HOLD the said premises as above described, with appurtenances, unto the party of the second part, their heirs and assigns forever.

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, his 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to: General real estate taxes for the current year not then due and for subsequent years, easements, covenants, restrictions, agreements conditions and building lines of record; the Illinois Condominium Property Act; 1024 W. Fry Condominium Association; terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto: applicable zoning and building laws and ordinances; easements, if any; unrecorded public utility easements, if any; plats of dedication and covenants thereon; drainage ditches, tiles and laterals, if any.

Box 334

1 of 3

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ST 5069611

COLLINS

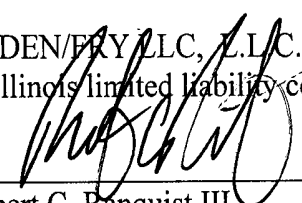
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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, ROBERT C. RANQUIST, III.

OGDEN/FRY LLC, L.L.C.
 an Illinois limited liability company

By: 
 Robert C. Ranquist III
 Its President,

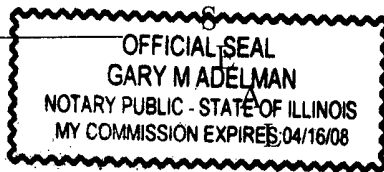
Name and Address of Taxpayer
 Susheel Jain
 104 W Fry Unit 305
 Chicago, IL. 60622

STATE OF ILLINOIS)
 ss.)
 COUNTY OF LAKE)


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|-----------|--|--------------|---|
| STATE TAX |  STATE OF ILLINOIS JAN.-7.05 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | # 0000082330 | REAL ESTATE TRANSFER TAX 0050000 FP 102808 |
|-----------|--|--------------|---|


I, GARY M. ADELMAN a notary public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that ROBERT C. RANQUIST, III is personally known to me to be the President of OGDEN/FRY LLC. a limited liability company, and whose name is subscribed to the foregoing instrument, appeared before me this day in person. Acknowledged that as such President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors and of the managing member of said company as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth. GIVEN under my hand and official seal this 29th day of December, 2004.

Notary Public



This instrument was prepared by:
 Gary M. Adelman
 2245 W. Huron
 Chicago, IL, 60612

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|------------|---|--------------|---|
| COUNTY TAX |  COOK COUNTY REAL ESTATE TRANSACTION TAX JAN.-7.05 REVENUE STAMP | # 0000082534 | REAL ESTATE TRANSFER TAX 0025000 FP 102802 |
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|----------|--|--------------|---|
| CITY TAX |  CITY OF CHICAGO JAN. 10.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | # 0000000024 | REAL ESTATE TRANSFER TAX 0375000 FP 102805 |
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LEGAL DESCRIPTION

UNIT 305 & PU 9 IN 1024 W FRY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE

PARCEL 1

LOT 4 (EXCEPT THAT PART OF SAID LOT LYING WEST OF A LINE DRAWN THROUGH A POINT IN THE NORTH LINE OF CORNELL STREET 37.11 FEET WEST OF THE WEST LINE OF NORTH SANGAMON STREET THROUGH A POINT IN NORTH LINE OF FRY STREET 43.04 FEET EAST OF THE EAST LINE OF NORTH CARPENTER STREET) IN JACOB HAGEMANN'S SUBDIVISION OF THE SOUTH 100 FEET OF THE EAST 100 FEET OF BLOCK 3 IN ELSTON ADDITION TO CHICAGO, SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

LOT 3 AND THE WEST 8 FEET OF LOT 2 IN JACOB HAGEMANN'S SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL.

PARCEL 3

THE EAST 40 FEET OF THE WEST 120 FEET OF THE SOUTH 100 FEET OF BLOCK 3 IN ELSTON ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF TAKEN AND USED FOR EXTENDING AND OPENING ODGEN AVENUE) IN COOK COUNTY, ILLINOIS.

PARCEL 4

THE WEST 21 $\frac{3}{4}$ FEET OF THE EAST 99 FEET OF LOT 12 (EXCEPT THAT PART LYING WEST OF A LINE DRAWN THROUGH A POINT IN THE NORTH LINE OF CORNELL STREET 37.11 FEET WEST OF WEST LINE OF NORTH SANGAMON STREET AND THROUGH A POINT IN THE NORTH LINE OF FRY STREET 43.04 FEET EAST OF EAST LINE OF NORTH CARPENTER STREET) IN THE CHICAGO LAND COMPANY'S SUBDIVISION OF LOTS 7, 10, AND 11 AND THAT PART OF LOTS 3 AND 6 LYING SOUTH OF THE RAILROAD IN BLOCK 8 IN WRIGHT'S ADDITION TO CHICAGO.

PARCEL 5

THE EAST 19.25 FEET OF THE WEST 41.00 FEET OF THE EAST 99 FEET OF LOT 12 (AS MEASURED ALONG THE SOUTH LINE OF LOT 12) IN CHICAGO LAND COMPANY'S SUBDIVISION OF LOTS 7, 10 AND 11 AND THAT PART OF LOTS 3 AND 6 LYING SOUTH OF THE RAILROAD IN BLOCK 6 IN WRIGHT'S ADDITION TO CHICAGO AND THAT PART OF BLOCK 3 IN ELSTON'S ADDITION LYING NORTH OF THE SOUTH 100 FEET THEREOF AND SOUTH OF THE RAILROAD, IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM
RECORDED ON DECEMBER 16, 2004 AS DOCUMENT 0435127008 IN COOK COUNTY, ILLINOIS,
TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS

PIN 17-05-419-001-0000
17-05-419-002-0000
17-05-419-007-0000
17-05-419-008-0000
17-05-419-009-0000

Property of Cook County Clerk's Office