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This Instrument Prepared by:

Terry Betz
2901 Butterfield Rd., Oak Brook, IL 60523



Doc#: 0502408074
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 01/24/2005 12:13 PM Pg: 1 of 4

Send Subsequent Tax Bills to:

JEREMY ROSENBERG
5400 ASTOR LANE UNIT #105
ROLLING MEADOWS, IL 60008

Mail to: MCKENZIE ASSOCIATES, LTD.
1005 W. WISE RD. STE. 200
SCHAUMBURG, IL 60193

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Lawyers Unit #07902 Case# 03-26271AAR
16 & 2LL

SPECIAL WARRANTY DEED

This indenture is made as of the 16th Day of December 2004 between Equities Venture Corporation

An Illinois Corporation ("Grantor") whose address is 2901 Butterfield Road, Oak Brook, Illinois 60523, DuPage County, Illinois, and
Jeremy Rosenberg, AND BRUCE ROSENBERG ("Grantee") whose address is 5400 Astor Lane Unit 105
Rolling Meadows, IL 60008
MARRIED, THIS IS NON-HOMESTEAD PROPERTY AS TO BRUCE ROSENBERG
SINGLE

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: 08-08-402-022-0000
08-08-402-036-0000

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 Saratoga 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,

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Property of Cook County Clerk's Office


REAL ESTATE TRANSFER TAX	00100.50	FP 326670
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0000749674

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JAN. 10. 05

REVENUE STAMP
COUNTY TAX

REAL ESTATE TRANSFER TAX	00204.00	FP 326660
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0000074727

STATE OF ILLINOIS
STATE TAX
JAN. 10. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

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Property Address: 5400 N. ASTOR LN. UNIT 105
ROLLING MEADOWS, IL

PIN #: 08-08-402-022 08-08-402-036
08-08-402-999-1005 ARB

Unit No. 105, at 5400 N. Astor, in Saratoga Condominium, together with its undivided percentage interest in the common elements, and parking parcel 76 and 538, as defined and delineated in the Declaration of Condominium, which Survey is attached as Exhibit "A", to the Declaration of Condominium, recorded December 11, 2003 as Document Number 0334539143, in the West 1/2 of the Southeast 1/4 of Section 8, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

CASE NUMBER 03-26279AE