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Prepared by:

Karl L. Marschel, Esq. Bell, Boyd & Lloyd, LLC 70 W. Madison Street **Suite 3100** Chicago, Illinois 60602

When recorded return to: Richard Medrick WHITEHALLET



Doc#: 0504033214 Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds Date: 02/09/2005 12:59 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

GRANTOR, NILES CENTER DEVELOPMENT, LLC, an Illinois limited liability company, Illinois, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, by these presents does here by REMISE, RELEASE, ALIEN and CONVEY unto GRANTEES, YURI ROZENBLAT and DIANA ROZENBLAT, husband and wife of 9130 Kolmar Avenue, Skokie, Illinois, 60076, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

See Exhibit A attached Lereto and incorporated herein.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: See attached Exhibit A.

10-21-405-026-0000 10-21-405-027-0000 Permanent Real Estate Index No.: AND 8232 Niles Center Road, Unit 412 and G7, Skokie, Illinois 60077 Address of Real Estate:

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

DATED this 8th day of Februar . 2005.

VILLAGE OF SKOKIE, ILLINOIS Economic Development Tax

Skokie Code Chapter 10 Paid: \$477

Skokie Office

02/07/05

an Illinois im ted liability company

NILES CENTER DEVELOPMENT, LLC

Ву:

Ted Arvanitis, Member

20-81h0928

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State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ted Arvanitis, as Member of Niles Center Development, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including waiver of homestead rights.

Given under my hand and official seal, this 8th day of February, 2005.



Notary Public

Mail future tax bills to:

YURI ROZENBLAT

GIBO KOLMAR

SKOKIR, IZ. 60076

STATE OF ILLINOIS

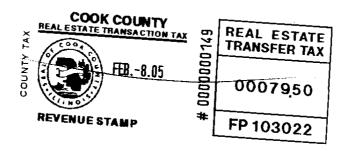
STATE OF ILLINOIS

FB.-8.05

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

FP 103024



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EXHIBIT A

Legal Description

PARCEL ONE: UNIT 412 and G7, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN NILES CENTER CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED DECEMBER 14, 2004 AS DOCUMENT NO. 0434934084, IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT KNOWN AS PARKING SPACE P32 AND STORAGE SPACE S44 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PIN: 10-21-405-026-0000 AND 10-21-405-027-0000

COMMON ADDRESS: 8222 NILES CENTER ROAD, UNIT 412 and G7, SKOKIE, IL 60077

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) zoning and building laws or ordinances; (3) all rights, easements, restrictions, conditions and reservations of record, or contained in the Declaration and a reservation by Niles Center Condominium Association to itself and its successors and assigns, for the benefit of all unit owners at the condominium, of the rights and easements set forth in the Declaration, (4) utility easements of recorded provided the premises does not encroach thereon; (5) provision of the Illinois Condominium Act; (6) acts of purchaser or those claiming through purchaser; (7) such other matters as to which the title insurer commits to insure purchaser against loss or damage; and (8) existing leases and tenancies.

THE TENANT OF UNIT 412 AND G7 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.