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THIS INSTRUMENT PREPARED BY:

S Brian Meltzer

MELTZER, PURTILL & STELLE LLC

1515 East Woodfield Road

Second Floor

Schaumburg, Illinois 60173-5431

(847) 330-2400



Doc#: 0507433120 Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 03/15/2005 10:45 AM Pg: 1 of 4

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

This indenture, made this 25th day of February, 2005, between Hawksnest, Inc., a corporation created and existing under and by virtue of the laws of the State of Minnesota and duly authorized to transact business in the State of Illinois, party of the first part, and Jason Moranan & Angelica Rabor, parties 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 author to of the Agent, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the parties of the second part, Jason E. Moranan & Angelica Rabor and to his/her heirs and assigns, FOPEVER, all the following described real estate, situated in the County of Cook and State of Clinois known and described as follows, to wit:

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

Together will all and singular the hereditaments and appurtenances there into 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 premises as above described, with the appurtenances, unto the party of the second part, their heirs 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, his/her/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:

L,

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- General real estate taxes and installments of special assessments not yet due and (a) payable;
- the Illinois Condominium Property Act; (b)
- the Declaration, including all Exhibits thereto, as amended from time to time; (c)
- covenants, restrictions, agreements, conditions and building lines of record; (d)
- ease nents existing or of record; (e)
- leases of or licenses with respect to portions of the Common Elements, if any; (f)
- Applicable zonung and building laws and ordinances; (g)
- encroachments, if any; and (h)
- acts done or suffered by G ant e. (i)

Permanent Real Estate Index Number(s): 08-15-103-036-0000

Address(es) of real estate: Unit 219, 2234 S. Go b) ert Road, Arlington Heights, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Agent the day and year first above written

> HAWKSNEST, INC., a Minnesota corporation. D/B/A Falcon Pointe-Arlington Heights Development, Inc.









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STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, DAWN M. MORROW, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wendy Kullas is personally known to me to be the Authorized Agent of Hawksnest, Inc. (the "Corporation"), and 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 as such Authorized Agent, signed and delivered the said instrument pursuant to authority, given by the Corporation, as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of February, 2005.

Notary Public

Commission Expires: 9/28/07

OFFICIAL SEAL

DAWN MORE OV

NOTARY PUBLIC IS A NOIS

MICH MMISSION EXPIRES USIZE/07

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

JULIE L. GALASSINI, ESQ.

JASON MORANAN & ANGELICA RAJOR

311 WHYTEGATE COURT

2234 S. GOEBBERT RD., #219

LAKE FOREST, IL 60045

ARLINGTON HEIGHTS, IL 60005

OR RECORDER'S OFFICE BOX NO. ____

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 008239367 AH

STREET ADDRESS: 2234 SOUTH GOEBBERT ROAD UNIT 219

CITY: ARLINGTON HEIGHTS COUNTY: COOK

TAX NUMBER: 08-15-103-036-0000

LEGAL DESCRIPTION:

UNIT 219 IN THE SANCTUARY OF ARLINGTON HEIGHTS CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: PART OF LOT 1 IN MARCY'S FOREST VIEW SUBDIVISION, BEIN'S A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 1964 AS DOCUMENT 19286341, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDIMINUM RECORDED AS DOCUMENT 0411231052, IN COOK COUNTY, ILLINOIS, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COM ON ELEMENTS.

03/03/05

LEGALD CB4