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WARRANTY DEED
ILLINOIS STATUTORY



Doc#: 0526527051 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/22/2005 11:45 AM Pg: 1 of 3

THE GRANTOR(S), **MARIYA MADORSKAYA**, married to Mikhail Zarkhin *,
of 912 Enfield, Northbrook, Illinois 60062, County of COOK, for and in consideration of TEN AND
00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and
WARRANT(S) to

DONALD O'BRIEN, a single man,

of 2647 Chelsey Drive, Buffalo Grove, Illinois 60089, of the State of Illinois, all interest in the following
described Real Estate situated in the County of Cook in the State of Illinois, to wit:

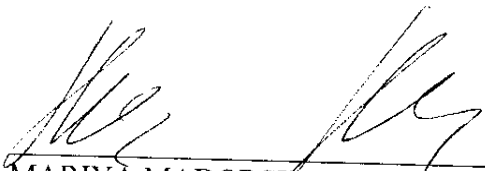
SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2004 and
subsequent years including taxes which may accrue by reason of new or additional improvements during
the year(s)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the
State of Illinois. To have and to hold said premises forever.

Permanent Real Estate Index Number(s): 04-23-107-005-4119
Address of Real Estate: 912 Enfield, Northbrook, Illinois 60062

DATED this 14th day of September, 2005.



MARIYA MADORSKAYA

* This is not homestead property as to

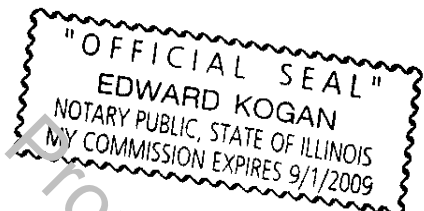
Mikhail Zarkhin

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that MARIYA MADORSKAYA, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 14th day of September, 2005.



Notary Public

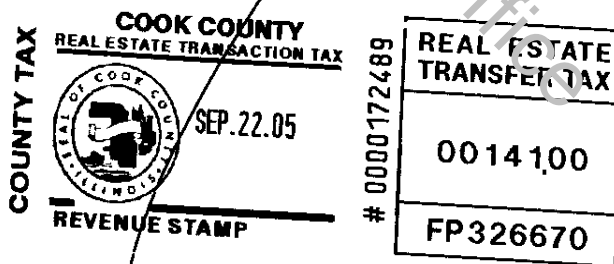
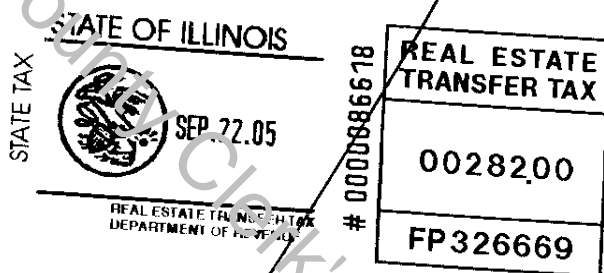
Prepared by: Edward Kogan
1020 N. Milwaukee Avenue, Suite 126
Deerfield, IL 60015

SEND SUBSEQUENT TAX BILLS TO:

Donald O'Brien
912 Enfield
Northbrook, IL 60062

Mail to:

Donald O'Brien
912 Enfield
Northbrook, IL 60062



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(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1(H) OF THE CONDITIONS AND STIPULATIONS OF THE POLICY), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: COLE TAYLOR BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 2000 AND KNOWN AS TRUST NUMBER 99-8163, AS LESSOR, AND KZF VENTURE GROUP, L.L.C., AS LESSEE, DATED DECEMBER 27, 2000, WHICH LEASE WAS RECORDED DECEMBER 29, 2000 AS DOCUMENT 0001022135, FOR A TERM OF YEARS BEGINNING DECEMBER 27, 2000 AND ENDING DECEMBER 31, 2150, WHICH LEASE WAS ASSIGNED BY KZF VENTURE GROUP, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, ASSIGNEE, TO MARIYA MADORSKAYA BY PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND SPECIAL WARRANTY DEED RECORDED AS DOCUMENT -, WHICH LEASE DEMISES THE LAND DESCRIBED BELOW (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND DESCRIBED HEREIN:

THE LAND

UNIT NUMBER 9-A3 IN THE NORTHBROOK GREENS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF LOTS SE-1A AND SE-1B IN TECHNY PARCEL SE-1 SUBDIVISION, IN SECTION 23, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE FINAL PLAT OF SUBDIVISION OF TECHNY PARCEL SE-1 RECORDED ON DECEMBER 22, 2000 AS DOCUMENT NUMBER 01007540,

WHICH SURVEY IS ATTACHED AS EXHIBIT "5" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011237707 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.