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THIS INSTRUMENT PREPARED BY:

Brian Meltzer MELTZER, PURTILL & STELLE LLC 1515 East Woodfield Road Second Floor Schaumburg, Illinois 60173-5431 Doc#: 0527835074 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 10/05/2005 08:36 AM Pg: 1 of 4

ABOVE SPACE FOR RECORDER'S USE ONLY

32192\001\0006

04/20/05

SPECIAL WARRANTY DEED

This indenture, made this 22nd day of August, 2005, between 450 Briar, LLC, a 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, Grantor, and Amy R. Smolensky and Daniel L. Smolensky of 1836 W. School St. Chicago, IL 60657 and David R. Smolensky and Debbie G. Smolensky of 3550 University Highland Park, IL 60035, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, Amy R. Smolensky, Daniel L. Smolensky, as to 50% interest as joint tenants and David R. Smolensky, and Debbie G. Smolensky as to 50% interest as joint tenants and to their 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:

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

Together with all and singular the hereditaments and appurtenances thereun's 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 whatscever, of Grantor, 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 Grantee, their heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, 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:

(a) General real estate taxesand installments of special assessments not yet due and parable;

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- (b) the Illinois Condominium Property Act;
- (c) the Declaration, including all Exhibits thereto, as amended from time to time;
- (d) covenants, restrictions, agreements, conditions and building lines of record;
- (e) easements existing or of record;
- (f) leases of or licenses with respect to portions of the Common Elements, if any;
- (g) existing leases and tenancies, if any, with respect to the Unit;
- (h) encroachments, if any; and
- (i) acts done or suffered by Grantee.

Permanent Real Estate Index Number(s): 14-28-103-035, 036 and 037

Address(es) of real estate: Unit 6L and GC82, 450 Briar Place, Chicago, IL 60657

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its member the day and year first above written

450 BRIAP. PLACE, LLC, an Illinois limited liability company

COOK COUNTY
REAL ESTATE
TRANSFER TAX

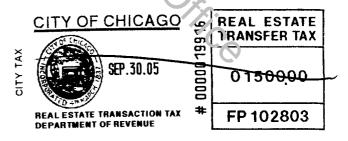
SP.30.05

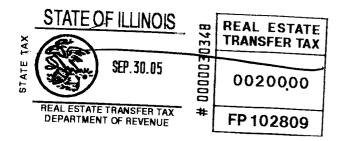
REVENUE STAMP

REAL ESTATE
TRANSFER TAX

00 100.00

FP326707





COUNTY

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STATE OF ILLINOIS)
COUNTY OF) SS
I,
22 1
Given un let my hand and official seal this 22day of Hug, 2005.
Notary Public Commission expires: "OFFICIAL SEAL" Notary Public, State of Illinois My Commission Expires May 4, 2009
Three May 4, 2009
My Commission Expires May 4, 2009
MAIL TO: SEND SUBSEQUENT TAX BILLS TO:
200 W. Jacksen Blut 355211 (NAME)
Chicago, Il, black (ADDRESS) Highland Park, IL, 60035 (CITY, STATE AND ZIP)
(CITY, STATE AND ZIP)
OR RECORDER'S OFFICE BOX NO.

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EXHIBIT A

UNIT 6L and GC82 IN THE 450 BRIAR PLACE CONDOMINIUM, CREATED PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP FOR 450 BRIAR PLACE CONDOMINIUM, RECORDED IN COOK COUNTY, ILLINOIS ON July 8, 2005 ("DECLARATION"), AND AS DELINEATED ON EXHIBIT C TO THE DECLARATION, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO THE ACT AND THE CODE, OR IS THE PURCHASER THEREOF.

Grantor also here's grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the 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.