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SPECIAL WARRANTY DEED

LLC to LLC

The Grantor, T.R. KLEIN DEVELOPMENT, 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, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration and pursuant to authority given by the Operating Agreement of said limited liability company, ("Grantor"), by these presents does **REMYSE, RELEASE, ALIEN AND CONVEY** unto

BTK ENTERPRISES, LLC

an Illinois limited liability company organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at 20 Executive Court, Unit 2, South Barrington, Illinois 60010 and to its heirs and assigns, **FOREVER**, all the following described real estate situated in the County of Cook and the State of Illinois, to wit:

See legal description on Exhibit A attached hereto

Permanent Index No.: Part of 01-35-200-012

Address of Real Estate: 20 Executive Court, Unit 2, South Barrington, IL 60010

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 charges, except as herein recited; and that it **WILL WARRANT AND DEFEND**, the said premises against all persons lawfully claiming, or to claim the same, by through or under it subject only to: Covenants, conditions, restrictions and easements of record; and general real estate taxes for 2006 and subsequent years.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and Grantor reserves to itself, its successors and assigns as the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration are recited and stipulated at length herein.

First American Title Order #

1278041

10/11

328

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager this 22nd day of November, 2005.

T.R. KLEIN DEVELOPMENT, LLC

By: TRK Management, Inc.

By: *Thomas R. Klein*
Thomas R. Klein, President

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Thomas R. Klein, personally known to me to be the President of TRK, Management, Inc. which entity is the Manager of T.R. Klein Development, LLC and he is 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 acknowledges that he signed, sealed and delivered said instrument, as his free and voluntary act and deed of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 22nd day of November, 2005.



Roger K. Frandsen
Notary

Prepared by: Roger K. Frandsen, Esq., 2425 Royal Boulevard, Elgin, IL 60120

Sender's Address

Mail tax bills to: BTK Enterprises, LLC, 20 Executive Court, Suite 2, South Barrington, IL 60010

Return recorded deed to: William F. Kelly, 1535 West Schaumburg Road, Suite 204, Schaumburg, IL 60194-4052

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EXHIBIT A

Legal Description

Unit No. 2, in South Barrington Executive Center 1 Condominium, as delineated on a Plat of Survey of the following described tract of land: Lot 1 in South Barrington Executive Center, being a subdivision of part of the East Half of the Northeast Quarter of Section 35, Township 42 North, Range 9 East of the Third Principal Meridian, which Plat of Survey is attached as Exhibit D to the Declaration of Condominium ownership recorded October 28, 2005 as Document No. 0530110039, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.


Parcel 2:

Ingress and egress for the benefit of Parcel 1 as delineated on the Plat of Subdivision recorded as Document No. 00520062 and as defined in the Declaration of Protective Covenants by Kennedy Real Estate Development Limited Partnership recorded December 8, 2000 as Document No. 00966950.

STATE TAX

 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 DEC. 2.05

0000019848

| | |
|--------------------------|---------|
| REAL ESTATE TRANSFER TAX | 0073550 |
| FP 103027 | |

COUNTY TAX

 COOK COUNTY
 REAL ESTATE TRANSFER TAX
 REVENUE STAMP
 DEC. 2.05

0000020052

| | |
|--------------------------|---------|
| REAL ESTATE TRANSFER TAX | 0036775 |
| FP 103028 | |

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Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself its successors and assigns, the rights and easement 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 therein.

Property of Cook County Clerk's Office