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THIS INSTRUMENT PREPARED BY:

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Suite 3400
180 N. LaSalle
Chicago, Illinois 60611

Doc#: 0603202095 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/01/2006 08:48 AM Pg: 1 of 4

WHEN RECORDED RETURN TO:

Gregg A. Garofalo, Esq.
Gregg A. Garofalo PC
150 N. Wacker Drive
Suite 2020
Chicago, IL 60606

SPECIAL WARRANTY DEED

The Grantor, TOSCANA DEVELOPMENT, INC., a corporation 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 Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE AND CONVEY to MADISON HOMES PARTNERSHIP, LLC, an Illinois limited liability company, having an address of 18154 Harwood, Homewood, Illinois the following real estate situated in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO

Together with all of the Grantor's right, title and interest in and to any and all improvements, hereditaments, easements and appurtenances thereunto belonging, or in anyway appertaining thereto;

TO HAVE AND TO HOLD the premises unto Grantee, it heirs and assigns forever.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee its 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 provided on Exhibit B and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by through or under it, subject to the matters described on Exhibit B and not otherwise.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its this 12 day of ~~December, 2005.~~

January, 2006

TOSCANA DEVELOPMENT, INC., an Illinois corporation

FIRST AMERICAN
File # 1258925

KW 1/23

460

By: *Gerald G. Tienstra*
GERALD G. TIENSTRA, PRESIDENT

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ACKNOWLEDGEMENT

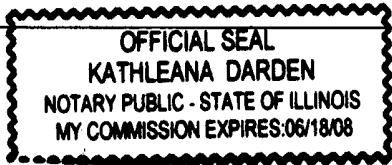
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Kathleena Darden, a Notary Public in and for said County in the State aforesaid, do hereby certify that **GERALD G. TIENSTRA**, President of TOSCANA DEVELOPMENT, INC., an Illinois corporation and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 22nd day of December, 2005.

Kathleena Darden
Notary Public

My Commission Expires:



Mand tax bills to:
Madison Homes Partnership
18154 Hurwood
Homewood, IL 60430

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 1, 3, 4, 5, 6, 7, 8, 9 AND 10 IN GERALD TIENSTRA ESTATE SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 7, IN W.K. GORE'S SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Property of Cook County Clerk's Office

Doc # 29-32-100-037
29-32-100-039
29-32-100-045
29-32-100-036

Commonly known as: 17813 Ashland, Homewood, IL 60430

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX




JAN. 26. 06

REVENUE STAMP

# 0000022375	REAL ESTATE TRANSFER TAX
	00428.00
	FP 103028

STATE OF ILLINOIS

STATE TAX



JAN. 26. 06

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

# 0000022170	REAL ESTATE TRANSFER TAX
	00856.00
	FP 103027

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes 2005 not yet due and payable and subsequent years.
2. Ordinance No. M-1653 recorded as Document 0534145045 approving a Plat of Subdivision of Gerald Tienstra Estate Subdivision.
3. Covenants, conditions and restriction of record as of the date hereof, including, but not limited to, that certain Declaration of Covenants, Conditions, Easements and Restrictions for Gerald Tienstra Subdivision, dated August 23, 2005 and recorded on December 7, 2005 as Document No. 0534145045.

Property of Cook County Clerk's Office