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1998-12-28 11:00:18
Cook County Recorder 25.50

SPECIAL WARRANTY DEED

(ILLINOIS)

GIT 4245774 SOT/B

THIS INDENTURE, made this 15 day of December, 1998, between Asbury Development Group, L.L.C., an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Catherine M. Young



_____, party of the second part, WITNESSETH, that the party of

the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in 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, her heirs and assigns, FOREVER. (3)

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, 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:

PIN: 11-30-115-012; 11-30-115-013; and 11-30-115-058 (underlying)

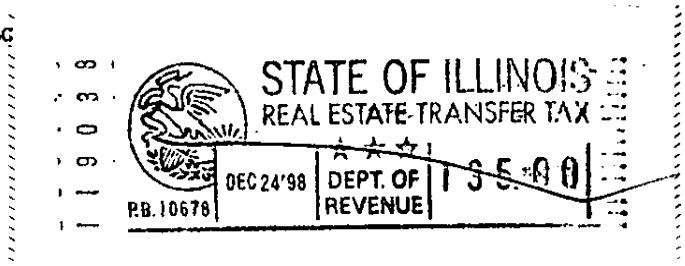
ADDRESS OF PREMISES: Unit(s) 2N & P50141 North Asbury, Evanston, Illinois 60202

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

Asbury Development Group, L.L.C., an Illinois limited liability company

By: [Signature]
Michael Silver, Manager

INSTRUMENT PREPARED BY: Jeffrey W. Middlebrook, Esc
Bronson & Kahn
300 West Washington
14th Floor
Chicago, IL 60606



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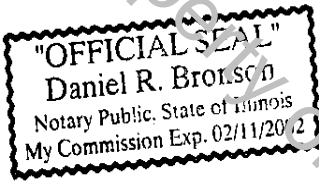
08176004

State of Illinois)
County of Cook) ss
)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Silver, manager of Asbury Development Group, L.L.C., an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such manager, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 18 day of Dec, 1998.

Daniel R. Bronson
Notary Public



MAIL RECORDED DEED TO:

Daniel Seltzer Esq
55 West Monroe, 32nd Floor
Chicago, Illinois 60607

SEND SUBSEQUENT TAX BILLS TO:

Catherine M. Young
Unit 2N, 141 N Asbury
Evanston, Illinois 60202

CITY OF EVANSTON
Real Estate Transfer Tax
City Clerk's Office

005383

PAID DEC 18 1998 Amount \$ 675.00
Agent CMD

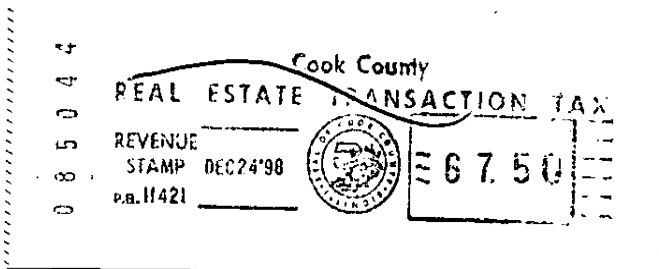


EXHIBIT A

UNIT(S) 2N and P5 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ASBURY GLEN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 98876749 , IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject only to: (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions and building lines of record and any violations thereof, provided said violations are insured over pursuant to Title Insurer's standard form endorsement; (v) party wall rights and agreements, if any; (vi) encroachments; (vii) the Declaration as amended from time to time; (viii) public, private and utility easements of record; (ix) limitations and conditions imposed by the Illinois Condominium Property Act; (x) installments due after Closing for assessments levied pursuant to the Declaration; and (xi) acts done or suffered by the Grantee.

PIN: 11-30-115-012; 11-30-115-013; and 11-30-115-058 (underlying)

ADDRESS OF PREMISES: Unit(s) 2N & P5, 141 North Asbury, Evanston, Illinois 60202

THE TENANT OF THE UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO 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 EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND 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 HEREIN.

Together with exclusive use for Storage Purposes in and to Storage S-2, a Limited Common Element, as set forth and defined in said Declaration of Condominium and Survey attached thereto, in Cook County, Illinois