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THIS INSTRUMENT PREPARED
BY:

Daniel M. Harris
2345 Maple Lane
Highland Park, Illinois 60035-2013



Doc#: 0819133177 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/09/2008 01:28 PM Pg: 1 of 6

RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this ^{2nd} day of July, 2008, between North Center Associates LLC, an Illinois limited liability company ("Grantor"), and Alice Thomas ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantee's 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:

See Exhibit A attached hereto.

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, right, title, interest, claim or demand whatsoever, 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 and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership for 2335 W. Belle Plaine Condominium ("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.


BOX 334 CTI


LeaB


8431313 WATKIN

(Handwritten initials)

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STATE OF ILLINOIS

 JUL.-8.08
 # 0000050391
REAL ESTATE TRANSFER TAX
 00298.00
 FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 JUL.-8.08
 # 0000000070
REAL ESTATE TRANSFER TAX
 00149.00
 FP 103034

CITY OF CHICAGO

 JUL.-8.08
 # 0000001731
REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
REAL ESTATE TRANSFER TAX
 03129.00
 FP 103033

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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.

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

- (i) General real estate taxes not yet due and payable, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights which do not interfere with the use of the Dwelling Unit;
- (iv) the Illinois Condominium Property Act;
- (v) terms, provisions and conditions of the Condominium Declaration;
- (vi) applicable zoning and building laws and ordinances;
- (vii) roads and highways;
- (viii) unrecorded public utility easements, if any;
- (ix) Grantee's mortgage;
- (x) plats of dedication and covenants thereon;
- (xi) acts done or suffered by or judgments against Grantee or anyone claiming under Grantee;
- (xii) liens and other matters of title over which the title company, is willing to insure without cost to Grantee; and
- (xiii) the covenants attached to that certain Quit Claim Deed from Technical Assistance Corporation for Housing to North Center Associates LLC, recorded in Cook County, Illinois as Document No. 0634902175 (the "Covenants"), which Covenants impose restrictions regarding owner occupancy, the resale price of Dwelling Units, the age of each purchaser of a Dwelling Unit and the income level of a purchaser of a Dwelling Unit which is an Affordable Unit.

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EXHIBIT A

Legal Description

PARCEL 1:

DWELLING UNIT NUMBER 301 IN 2335 W. BELLE PLAINE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 5 IN NORTH CENTER RESUBDIVISION OF LOT 2 AND PART OF LOTS 1, 3 AND 4, ALL IN BLOCK 8, IN W.B. OGDEN'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 49 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 2335 W. BELLE PLAINE CONDOMINIUM RECORDED AS DOCUMENT NO. 814822043 ("DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G-51, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NO. 814822043.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA 38, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NO. 814822043.

PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF THE BALCONY, A LIMITED COMMON ELEMENT, ATTACHED TO AND APPURTENANT TO UNIT 301, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 814822043.

PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 0529845072 FOR INGRESS AND EGRESS OVER PORTIONS OF LOTS 1, 2 AND 6 IN AFORESAID SUBDIVISION AS MORE SPECIFICALLY DEPICTED THEREON.

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This Schedule Y shall be attached to the Deed (or other conveyance document) for all future transfers of this Unit until the final anniversary date listed below.

Unit # 301 Affordable Unit Market Unit
 Initial Purchaser: Thomas

An Affordable Unit is subject to an 80% of area median income limitation

Schedule Y Maximum Resale Price*

Unit Sales Price	\$281,990
Garage Parking Upgrade	\$12,250
Unit Upgrades	<u>\$3,398</u>
Base Purchase Price	\$297,638

Annual Compounded Interest Rate	5.00%
Initial Closing Date	July 7, 2008

Anniversary Date	Year #	Maximum Sales Price* On The Anniversary Date and Until the Next Anniversary Date
July 7, 2008	0	\$297,638
July 7, 2009	1	\$312,520
July 7, 2010	2	\$328,146
July 7, 2011	3	\$344,553
July 7, 2012	4	\$361,781
July 7, 2013	5	\$379,870
July 7, 2014	6	\$398,863
July 7, 2015	7	\$418,807
July 7, 2016	8	\$439,747
July 7, 2017	9	\$461,734
July 7, 2018	10	\$484,821
July 7, 2019	11	\$509,062
July 7, 2020	12	\$534,515
July 7, 2021	13	\$561,241
July 7, 2022	14	\$589,303
July 7, 2023	15	\$618,768
July 7, 2024	16	\$649,706
July 7, 2025	17	\$682,192
July 7, 2026	18	\$716,300
July 7, 2027	19	\$752,116
July 7, 2028	20	\$789,722
July 7, 2029	21	\$829,208
July 7, 2030	22	\$870,669
July 7, 2031	23	\$914,202
July 7, 2032	24	\$959,912
July 7, 2033	25	\$1,007,908
July 7, 2034	26	\$1,058,303
July 7, 2035	27	\$1,111,218
July 7, 2036	28	\$1,166,779
July 7, 2037	29	\$1,225,118
July 7, 2038	30	\$1,286,374

DISCLAIMER:

The Maximum Sales Price is not a guaranteed price but a maximum allowable if market conditions support the scheduled values. The Maximum Sales Price can only be adjusted annually on the Anniversary Date, there will be no prorations for Units sold in partial years.

* Maximum Sales Price refers to money and any other compensation or consideration.