SPECIAL WARRANTY DEED

Statutory (ILLINOIS) (Corporation to Individual)

THE GRANTOR

RACINE POINT, INC., an Illinois Corporation created under and by virtue of the laws of the State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable on ideration in hand paid, GRANTS and CONVEYS to

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1999-11-09 09:30:05
Cook County Recorder 27 50



THE ABOVE SPACE FOR RECORDER'S USE ONLY

DAVID BELL AND CARMEN BELL, Husband and Wife

whose address is 2240 N. Burling #G Chicago, IL 60614

not as joint tenants or tenants in common out as Tenants by the Entirety

the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

See Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Number: 14-17-125-013 Said matter affects the land and other property

Common Address: 4432 N. Racine, Unit 2S, Chicago, Illinois, 60640

Together with the appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property TO HAVE AND TO HOLD the Property, unto the Grantee, his/her/their beirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant to the Grantee, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited; and it WILL WARRANT AND DEFEND, against all persons lawfully claiming by, through or under it.



In Witness Whereof, said Grantor has caused its name to be signed by its President and attested by its Secretary this 27thday of October, 1999.

RACINE POINT, INC.

BY:

ADAM VAINBERG: President

ATTEST

VICTOR DIMENT, Secretary

STATE OF ILLINOIS

) SS

COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY that ADAM VAINBERG, personally known to me to be the PRESIDENT of RACINE POINT, INC. corporation, and VICTOR DIMENT personally known to me to be the SECRETARY of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they tighed and delivered the said instrument as their free and voluntary act for the uses and purposes the ein set forth.

Given under my hand and Notarial Sear this 27th day of October, 1999.

"OFFICIAL SEAL KAREN AXELROD GRAD NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 11/2/2002

Future Taxes to:

Return this document to:

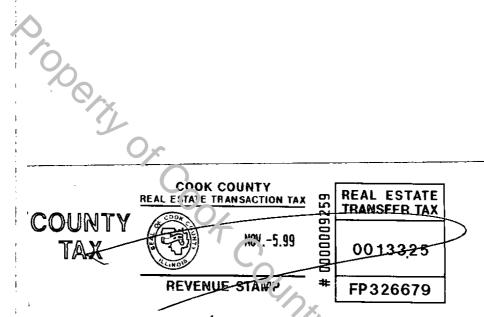
Mr. & Mrs. David Bell 4432 N. Racine, Unit 2S Chicago, Illinois 60640

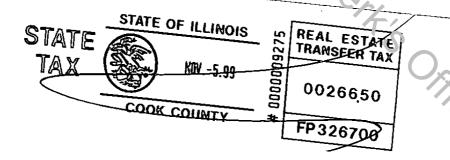
Lloyd E. Gussis, Esc Attorney at Law 2524 North Lincoln Ave. Chicago, Illinois 60614

This Instrument was Prepared by: Karen A. Grad

Whose Address is: 1946 Lehigh Ave., Unit E, Glenview, Illinois, 60025

Subject to: (1) general real estate taxes not then due and payable; (2) the Act; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances and other ordinances of record; (5) acts done or suffered by the Purchaser or anyone claiming by, through or under Purchaser; (6) leases and licenses affecting the Common Elements; (7) covenants conditions restrictions of record; (8) public and utility easements; and (9) liens encroachments which the title company is, willing to insure at Seller's expense. 09054013点的





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EXHIBIT "A"

PARCEL 1: UNIT 2S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RACINE COMMON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99929296, IN LOT 5 (EXCEPT THE NORTH 20 FEET THEREOF) AND THE NORTH 30 FEET OF LOT 6 IN SUBDIVISION OF THE EAST 199 FEET OF THE SOUTH ¼ OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE AND PERPETUAL USE OF GARAGE SPACE NUMBER G-1, AND STORAGE SPACE NUMBER S-6, BOTH A LIMITED COMMON ELEMENT PURSUANT TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 99929296.

GRANTOR ALSO HEREBY GRANTS TO THE 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 OF CONDOMINIUM, AFORESAID, AND GRANTOP RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS 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 HEREIN.

If the Grantee hereof is not the person, persons or entity which was the tenant of the property transferred and conveyed pursuant hereto at the time of provision of the Notice of Intent contemplated by 765 ILCS 605/30, then the person, persons or entity which was a tenant of such property at such time has either waived or failed to exercise the right of first refusal or option granted pursuant to such statute or had not right of first refusal or option with respect to the property being transferred pursuant hereto.

Common address: 4432 N. Racine, Unit 2S, Chicago, Illinois

P.I.N.: 14-17-125-013-0000