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GEORGE E. COLE
LEGAL FORMS

FORM NO. 801
February, 1985



09143360

SPECIAL WARRANTY DEED

09143360

9487/0053 27 001 Page 1 of 4
1999-12-08 09:54:46
Cook County Recorder 27.00

CAUTION: Consult a lawyer before using or acting under this form. *Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.*

THIS AGREEMENT, made this 30th day of November, 1999 between **700 WEST VAN BUREN L.L.C.**, also known as 700 W. Van Buren L.L.C., an Illinois 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, party of the first part, **AND 700 WEST VAN BUREN II, LLC**, a Delaware limited liability company having its principal place of business at 320 W. Illinois St., Chicago, Illinois, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) 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 given by the Manager, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

17842636 1573

SEE ATTACHED EXHIBIT "A"

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 the party of the first part, 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 the party of the second part, its heirs and assigns forever.

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, 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 herein recited; and that with respect to 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: **SEE ATTACHED EXHIBIT "B"**

Permanent Real Estate Index Number(s): 17-16-117-018-0000 and 17-16-117-019-0000
Address(es) of Real Estate: 700 West Van Buren, Chicago, Illinois

COOK
CO. NO. 018
2 9 8 5 4 3



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC-7'99
DEPT. OF REVENUE
928.00

City of Chicago
Dept. of Revenue
216771
12/07/1999 13:12



Real Estate
Transfer Stamp
\$13,916.25

Batch 03704 21

COOK
CO. NO. 018
2 9 8 5 4 4



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC-7'99
DEPT. OF REVENUE
928.00

3 2 6 3 4 2

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
DEC-7'99
p.b. 11427
928.00



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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 Manager, this 30th day of November, 1999.

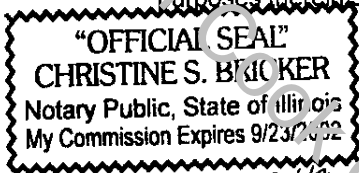
700 WEST VAN BUREN L.L.C.

By: CMK Development Corporation, Member

By: _____
Colin Kihnke, ~~Manager~~ President

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Colin Kihnke, personally known to me to be the President of CMK Development Corporation, Manager of **700 WEST VAN BUREN L.L.C.**, an Illinois Limited Liability Company, and 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 severally acknowledged that as such Manager, he signed 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.

IMPRESS
NOTARIAL
SEAL
HERE



Given under my hand and official seal, this 30th day of November, 1999.

Commission expires 9/23, 2002

Christine S. Buscher
NOTARY PUBLIC

This instrument was prepared by: Alan D. Pearlman, Schain, Burney, Ross & Citron, Ltd., 222 N. LaSalle St., Suite 1910, Chicago, Illinois

SEND SUBSEQUENT TAX BILLS TO:

Community Home Builders
(Name)
320 W. ILLINOIS, SUITE C110
(Address)
CHICAGO, IL 60610
(City, State and Zip)

ELLIOTT + ASSOCIATES
(Name)
Mail To: 2355 S. ARLINGTON HTS ROAD
(Address) SUITE 220
ARLINGTON HTS, IL 60005
(City, State and Zip)

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Exhibit "A"

Legal Description

LOTS 5 TO 8 IN MICAJAM GLASSCOCK'S SUBDIVISION OF LOTS 8 TO 12 IN BLOCK 21 IN THE SCHOOL SECTION ADDITION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Numbers: 17-16-117-018-0000 and 17-16-117-019-0000

Commonly known as: 700 West Van Buren, Chicago, Illinois

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Property of Cook County Clerk's Office

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Exhibit "B"

Permitted Exceptions

1. 1999 and subsequent years taxes.
2. Schedule B Title Exceptions F, ~~XIX~~ L, and M as set forth in Chicago Title Insurance Company Owner's Policy (1992) Number 1401 007740086 D1
3. Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 700 W. Van Buren Condominium Association

Property of Cook County Clerk's Office