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1999-12-17 15:05:38  
Cook County Recorder 25.50

SPECIAL WARRANTY DEED  
(Individual)



THIS INDENTURE, made this 3rd day of December, 1999 between NCC Bernice Terraces L.L.C., a 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 Tectorics, LLC, 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 Dollars and 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 managing member of grantor, 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

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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, his 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, his 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:

Real Estate Taxes not yet payable, covenants, conditions, restrictions and easements of record, acts of grantee, unrecorded utility easements, and the Illinois Condominium Property Act.

ATGF, INC

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Permanent Index Number: 30-30-408-056, 30-30-408-055-1008  
30-30-408-055-1034, 30-30-408-055-1038  
30-30-408-055-1010, 30-30-408-055-1017  
30-30-408-055-1020, 30-30-408-055-1029

Property Address: 3107-5, 3107-6, 3119-2, 3139-4, 3145-2, 3113-2,  
3107-2, 3107-4, 3113-4, 3113-6, 3119-4, 3125-5, 3127-2, 3133-5  
Bernice Road, Lansing, Illinois 60438

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

NCC BERNICE TERRACES L.L.C.,  
an Illinois limited liability company

By: Neighborhood Capital Company  
L.L.C., an Illinois limited liability  
company, its manager

By: Paula A. Wuorenma  
Its: manager

This document was prepared by: James E. Molenaar  
3546 Ridge Road  
Lansing, IL 60438

09174330

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Paula J. Janik, a notary public, in and for said County, in the State aforesaid, do hereby certify, that Puth A. Wuorenma, as manager of Neighborhood Capital Company L.L.C., an Illinois limited liability company, manager of NCC Bernice Terraces L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such she appeared before me this day in person and acknowledged that she signed and delivered said instrument as her own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

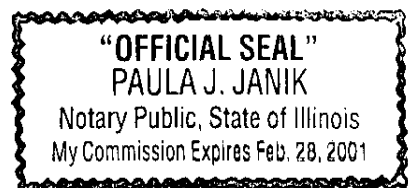
Given under my hand and seal this 3 day of December, 1999

Paula J. Janik  
Notary Public

Send tax bills to:  
WILLIAM A. ROGERS  
16 W 572 HILLSIDE LANE  
HINSDALE IL 60521

Mail to:

WILLIAM B. PHILLIPS  
SUITE 300  
180 N. WACKER DRIVE  
CHICAGO IL 60606



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## EXHIBIT A

Parcel 1: Units 3107-5, 3107-6, 3119-2, 3139-4, 3145-2, 3113-2, 3107-2, 3107-4, 3113-4, 3113-6, 3119-4, 3125-5, 3127-2, 3133-5 in Bernice Terraces Condominium as delineated on survey of the following described parcel of real estate:

Part of the Northeast Quarter of the Southeast 1/4 of Section 30, Township 36 North, Range 15, East of the Third Principal Meridian which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 97-289877, as amended from time to time, together with its undivided percentage interest appurtenant thereto in Cook County, Illinois.

Parcel 2: Easements for the benefit of Parcel 1 as set forth in Declaration and grant of Easement recorded April 28, 1997 as Document No. 97-289876.



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 Grantor 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.

(A) the tenant of the unit has waived or has failed to exercise the right of first refusal;

~~(B) the tenant of the unit had no right of first refusal, or~~

~~(C) the purchaser of the unit was the tenant of the unit prior to the conversion of the building to a condominium.~~

STATE TAX  DEC. 15.99 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000005478	REAL ESTATE TRANSFER TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX COUNTY TAX  DEC. 15.99 REVENUE STAMP	# 000005455	REAL ESTATE TRANSFER TAX
		0058500			0029250
		FP326652			FP326665