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This instrument was prepared by:

Richard L. DiNardo, Esq.
Republic Bank of Chicago
2221 Camden Court
Oak Brook, IL 60523

After recording, mail to:

James S. Tonyan
~~1740 Oak Avenue, Unit 408~~ 3000 N. BAY
~~Evanston, IL 60201~~ VIEW LANE
MCHENRY, IL 60051

Send subsequent tax bills to:

James S. Tonyan
~~1740 Oak Avenue, Unit 408~~ 3000 N. BAY
~~Evanston, IL 60201~~ VIEW LANE
MCHENRY, IL 60051



Doc#: 1023849043 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/26/2010 02:59 PM Pg: 1 of 6

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made on this 18th day of August, 2010 by RB RESOLUTION PROPERTIES, LLC - SIENNA SERIES, an Illinois limited liability company, which has its principal place of business at 2221 Camden Court, Oak Brook, Illinois ("Grantor"), to JAMES S. TONYAN ("Grantee").

WITNESSETH:

Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows:

(See Exhibit 1 attached hereto and made a part hereof)

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 referenced in Exhibit 2 attached hereto and made a part hereof, 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 Special Warranty 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.

FIDELITY NATIONAL TITLE 1011002

6x

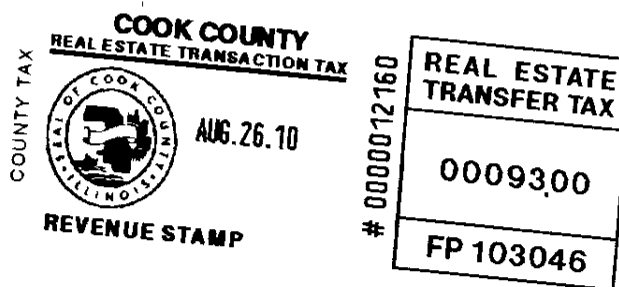
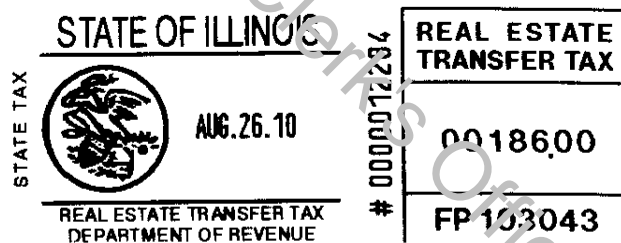
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Together with all and singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim or demand whatsoever, of Grantor either in law of 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, its successors and assigns forever.

Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, 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 Grantor will warrant and defend the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, other than the matters referred to in Exhibit 2 attached hereto and made a part hereof (collectively, "Permitted Exceptions").

Grantor, for itself and its successors, makes no warranties, representations or covenants whatsoever concerning the above referenced property described herein or its condition, it being expressly understood that the property is being sold "AS IS" and "WHERE IS" with no warranties, either expressed or implied, including, but not limited to, warranties of fitness for a particular purpose.

[Signature page follows]



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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the date first above written.

GRANTOR:

RB RESOLUTION PROPERTIES, LLC –
SIENNA SERIES, an Illinois limited liability
company

By: 

Name: David Livingston

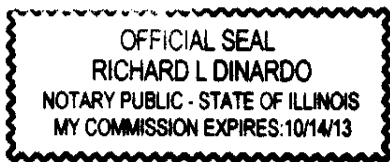
Its: Manager

STATE OF ILLINOIS
COUNTY OF DUPAGE

} SS:

BEFORE ME, a Notary Public in and for said county and state, personally appeared David Livingston, a manager of the Grantor, RB Resolution Properties, LLC – Sienna Series, an Illinois limited liability company, personally known to me, who being first duly sworn, did upon oath acknowledge that he did sign the foregoing instrument as such manager on behalf of said Grantor and is duly authorized to do so, and that the same is the free act and deed of said Grantor and his free act and deed individually.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 18th day of August, 2010.



Richard L. Dinardo

Notary Public

CITY OF EVANSTON 024176

Real Estate Transfer Tax
City Clerk's Office

PAID AUG 23 2010

AMOUNT \$ 930.00

Agent 

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EXHIBIT 1

Legal Description

PARCEL 1:

UNIT NUMBER 1740-408 IN THE SIENNA COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF PARTS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

LOTS 1 AND 2 (EXCEPT THE WESTERLY 11 FEET THEREOF); LOT 3 (EXCEPT THE WESTERLY 11 FEET OF THE NORTHERLY 12 FEET THEREOF); LOTS 4 AND 5 AND THE NORTH 2 FEET OF LOT 6; ALL OF LOTS 16, 17, 18, 19 AND 20 AND LOT 21 (EXCEPT THAT PART OF LOT 21 WHICH LIES NORTH AND EAST OF A STRAIGHT LINE DRAWN FROM THE SOUTHEAST CORNER OF SAID LOT 21 TO A POINT ON THE NORTH LINE OF AND 50 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 21); THE VACATED NORTH-SOUTH PUBLIC ALLEY, LYING BETWEEN SAID LOTS 1 TO 6, INCLUSIVE AND LOTS 16 TO 21, INCLUSIVE; THAT PART OF THE VACATED SOUTH 8 FEET OF CLARK STREET, WHICH LIES EAST OF THE WEST LINE OF SAID LOTS 1 TO 6, INCLUSIVE EXTENDED IN A NORTHEASTERLY DIRECTION AND WEST OF THE SAID LINE DRAWN FROM THE SOUTHEAST CORNER OF SAID LOT 21 TO A POINT ON THE NORTH LINE OF AND 50 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 21 EXTENDED IN A NORTHWESTERLY DIRECTION; ALSO LOTS 'A', 'B', 'C' AND LOT 'D' (EXCEPT THE WEST 25 FEET THEREOF) IN GROVER AND CURREY'S SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 2 FEET THEREOF) AND LOTS 7 AND 8; ALL OF THE AFORESAID PROPERTY BEING LOCATED IN BLOCK 2 IN PRATT'S ADDITION TO EVANSTON, A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RIDGE ROAD AND WEST OF MILWAUKEE DIVISION OF THE CHICAGO AND NORTHWESTERN RAILWAY; ALSO LOT 1 AND THE WEST 25 FEET OF LOT "D" IN GROVER AND CURREY'S SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 2 FEET THEREOF) AND LOTS 7 AND 8 IN BLOCK 2 IN PRATT'S ADDITION TO EVANSTON, A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RIDGE ROAD AND WEST OF MILWAUKEE DIVISION OF THE CHICAGO AND NORTHWESTERN RAILWAY, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "G" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0614544065, AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE AGREEMENT OF RECIPROCAL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE SIENNA CONDOMINIUMS AND THE 1718 OAK AVENUE GARAGE RECORDED DECEMBER 29, 2005 AS DOCUMENT NO. 0536327057.

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PARCEL 3:

THE RIGHT TO THE USE OF PARKING SPACE P-348 AND STORAGE SPACE 47, LIMITED COMMON ELEMENTS, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

PIN: 11-18-122-034-1085

Property of Cook County Clerk's Office

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EXHIBIT 2

Permitted Exceptions

1. Taxes for the year 2009 and subsequent years, not yet due and payable.
2. Grant of Easement dated September 19, 1956 and recorded October 11, 1956 as Document No. 16723918 made by the Equitable Life Assurance Society of the United States, a corporation of New York to the City of Evanston, granting an easement to construct and maintain a sidewalk over the westerly 11 feet of Lots 3, 4, 5 and the westerly 11 feet of the north 2 feet of Lot 6 excepting therefrom the westerly 11 feet of the northerly 12 feet of said Lot 3 and restriction contained in said document that the "set back requirements" or improvements on the property of the Equitable Life Assurance Society of the United States immediately to the East of the 11 foot strip described above will be reduced by 11 feet and that the Equitable Life Assurance Society of the United States will not be required to move, alter, change or modify the improvements on the remainder of its property to the East by reason of the easement noted above or the construction of a sidewalk on the said 11 foot strip.

(Affects the westerly 11 feet of Lots 3, 4 and 5 and the westerly 11 feet of the north 2 feet of Lot 6 excepting therefrom the westerly 11 feet of the northerly 12 feet of said Lot 3.)

3. Terms and conditions of Ordinance granting special use for a planned development in the O1 Office Zoning District at 1100 Clark Street/1719 Ridge Avenue recorded March 23, 2004 as Document No. 0408332099.
4. Easement in favor of Comcast of Illinois IV, Inc., and its successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Grant recorded April 26, 2005 as Document No. 0511641106, affecting the land generally.
5. Covenant, conditions, restrictions and easements (but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, excepting to the extent that said covenant or restriction is permitted by applicable law), relating to easements in favor of the condominium and office garage properties, structural support, maintenance and repairs, etc. and issuance of estoppel certificates in the Agreement of Reciprocal Covenants, Conditions, Restrictions and Easements for the Sienna Condominiums and the 1718 Oak Avenue Garage recorded December 29, 2005 as Document No. 0536327057, which does not contain a reversionary or forfeiture clause.
6. (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded May 25, 2006 as Document No. 0614544065, as amended from time to time; and (B) limitations and conditions imposed by the Condominium Property Act.

First Amendment recorded July 11, 2006 as Document No. 0619231085.

7. (A) Terms, provisions, and conditions relating to the easement describes as Parcel 2 contained in the instrument creating said easement.

(B) Rights of the adjoining owner or owners to the concurrent use of said easement.