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SPECIAL WARRANTY DEED
(Limited liability
Company to Individual)
(Illinois)

SE 341637

THIS INDENTURE, made
this 10th day of
March, 1997,
between Avalon Sienna
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 Caryl A. Turk
164 Lucerne Court, Wheeling, IL 60090

(NAME AND ADDRESS OF GRANTEE)

party of the second part, WITNESSETH, that the party of the first
part, for and in consideration of the sum of Ten and 00/100
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 Board of Directors
of the managing member of said company, by these presents does
REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second
part, and to _____ 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:..

As More fully described in Exhibit A attached herto

97251673

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, _____
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, _____ 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 incumbered
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:

\$ 29.50 NH

COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE

97251673

Above Space For Recorder's Use Only

0001
RECORDING 29.00
MAIL 4 0.50
97251673 H
0020 MCH 12:53


04/11/97


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1174-8184

Property of Cook County Clerk's Office

PST #
1174-8184

STATE OF ILLINOIS
APR--97  161.00
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE 966868

Cook County
REAL ESTATE TRANSACTION TAX
APR 97  08050
REVENUE STAMP 963204

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Real estate taxes not yet due and payable, Illinois Condominium Property Act, covenants, conditions, restrictions and easements of record and acts of grantee.

Permanent Real Estate Index Number(s): _____

Address(es) of real estate: 164 Lucerne Court
Wheeling, Illinois, IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its OST Secretary, the day and year first above written.

AVALON SIENNA L.L.C.

By: A.C. Homes Corporation III
Managing Member

By: _____

Attest: Deborah T. Haddad

This instrument was prepared by Deborah T. Haddad
1540 E. Dundee Road, Suite 350
Palatine, IL 60067
(NAME AND ADDRESS)



Jim Haddad
(Name)
Mail 8303 W Higgins #300
To: (Address)
Chicago, Ill. 60631
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Ms Cayli A Turk
(Name)
1104 Wexner
(Address)
Wheeling, IL 60090
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

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TICOR TITLE INSURANCE COMPANY

Commitment No.: SC341637

SCHEDULE A - CONTINUED

EXHIBIT A - LEGAL DESCRIPTION

UNIT 6-7-714-164 IN THE SIENNA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

PARTS OF AVALON-SIENNA SUBDIVISION UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 25, 1997 AS DOCUMENT NUMBER 97,205,521, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OWNERSHIP IN THE COMMON ELEMENTS.

COMMON ADDRESS: 164 LUCASIE COURT, WHEELING, ILLINOIS

PERMANENT INDEX NUMBER: 03-21-202-024
03-21-101-009
03-23-101-008
03-23-200-008

SAID MATTER AFFECTS THE LAND AND OTHER PROPERTY.

Grantor also hereby grants to the grantee, its successors and assigns, all 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.

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