

SPECIAL WARRANTY DEED
(Limited Liability Company to Individual)

8134/0255 89 001 Page 1 of 4
1998-06-17 15:04:58
Cook County Recorder 17.50

THIS AGREEMENT, made this 26th day of May, 1998, between ORCHARD PARTNERS, L.L.C., an Illinois limited liability company, as GRANTOR, 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 and CHRISTINE SEIBERLICH, a single woman, 21 W. 711 Montecello Road, Glen Ellyn, IL, as GRANTEE(S), WITNESSETH, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by GRANTEE(S), the receipt whereof is hereby acknowledged, and pursuant to the authority of the Manager of said GRANTOR, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE(S), 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 ATTACHED EXHIBIT A

98040005/ST Together with all and singular the hereditaments and appurtenances therunto belonging, of in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereon, and all the estate, right, title, interest, claim or demand whatsoever, of GRANTOR, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD said premises as above described.

THE ABOVE SPACE FOR
RECORDER'S USE ONLY

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), 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 those exceptions set forth on attached Exhibit B.

PIN# Part of 14-28-115-027, 028

Address of Real Estate: 2860 North Orchard Street, Unit 203, Chicago, Illinois 60657, and Parking Space #1.

IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed by its Manager the day and year first above written.

ORCHARD PARTNERS, L.L.C
an Illinois limited liability company

By: Jay Case, Manager

COOK COUNTY
REAL ESTATE TRANSACTION TAX
RECEIVED
JUN 16 1998
12825

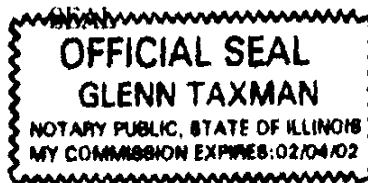
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAY CASE, personally known to me to be the Manager of Orchard Partners, L.L.C., 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 acknowledged that as such Manager he signed, sealed and delivered said instrument as his own free and voluntary act and deed of said L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal this 26th day of May, 1998.

[Signature]

Notary Public



This instrument was prepared by: Glenn D. Taxman, Esq., Much, Shelist, Freed, Denenberg, Ament, Bell & Rubenstein, P.C., 200 North LaSalle Street, Suite 2100, Chicago, IL 60601-1095

Mail recorded document to: Mr. Howard ...

Send subsequent tax bills to: Property Address

[Faint, illegible text]

Property of Cook County Clerk's Office

EXHIBIT B

subject to: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for Orchard Court Condominium, recorded with the Cook County Recorder's Office on May 26, 1998 as Document No. 98431980 (the "Declaration"), and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements which may hereafter be executed by Grantor and any easements which may be established by or implied from the Declaration or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (j) general taxes for the year 1997 (second installment) and subsequent years; (k) installments due after the date hereof of assessments established pursuant to the Declaration; and (l) acts done or suffered by Grantee or anyone claiming by, through or under Grantee.

FIN# 14-28-115-027, 028

ADDRESS 2860 N ORCHARD STREET, UNIT 203, PARKING #1.
CHICAGO IL 60657

Property of Cook County Clerk's Office

LEGAL DESCRIPTION

Commitment No.: 98040051

PARCEL 1:

UNIT 203 IN THE SUBDIVISION OF ORCHARD COURT CONDOMINIUM AS DELINEATED IN THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR ORCHARD COURT CONDOMINIUM, BEING A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED MAY 26, 1998 AS DOCUMENT NUMBER 98431980, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE OFFICE OF THE COUNTY RECORDER OF COOK COUNTY, ILLINOIS.

PARCEL 2:

PARKING SPACE NUMBER P-1 AS DELINEATED ON THE SURVEY ATTACHED TO THE ORCHARD COURT CONDOMINIUM AS RECORDED MAY 26, 1998 AS DOCUMENT NUMBER 98431980, IN COUNTY COUNTY, ILLINOIS.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF ITS LIMITED COMMON ELEMENTS AS DESCRIBED IN THE AFORESAID ORCHARD COURT CONDOMINIUM DECLARATION.