

441478

SPECIAL WARRANTY DEED
(Joint Tenancy)

THIS INDENTURE, made
this 29th day of
May, 1998,
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
and duly authorized to
transact business in
the State of Illinois.

TICOR TITLE

COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE

Above Space For Recorder's Use Only

party of the first part, and Nasir M. Khambati & Sakina N. Khambati, 1770 Geneva Drive, Wheeling, IL, 60090

(NAME AND ADDRESS OF GRANTEE)

party of the second part, not in tenancy in common, but in joint tenancy, 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 the party of the first part, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, not in tenancy in common, but in joint tenancy, and to their 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 hereto

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, their 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, their 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to:

SP
M

Property of Cook County Clerk's Office

IBT #
174-8184

STATE OF ILLINOIS
08-98
20700
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE 988865

Cook County
REAL ESTATE TRANSACTION TAX
08-98
10350
REVENUE STAMP
983204

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

Permanent Real Estate Index Number(s): 03-23-102-001
03-23-102-003
03-23-103-002

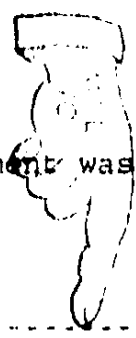
Address(es) of real estate: 1770 Geneva Drive, Wheeling, Illinois. IN WITNESS WHEREOF, said managing member of the party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Asst President, and attested by its Asst Secretary, the day and year first above written.

AVALON SIENNA L.L.C., an Illinois limited liability company
By: A.C. Homes Corporation III, an Illinois corporation,
Managing Member

By [Signature]
Its: President

Attest: [Signature]
Its: Asst Secretary

This instrument was prepared by Deborah T. Haddad
1540 E. Dunfee Road, Ste 350
Palatine, Illinois 60067
(NAME AND ADDRESS)



AFTER RECORDING MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Mrs & Mrs Nasir Khambati
(Name)
Mail 1770 Geneva Dr
To: (Address)
Wheeling IL 60090
(City, State and Zip)

Nasir Khambati
(Name)
1770 Geneva Dr
(Address)
Wheeling IL 60090
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

STATE OF Illinois)

SS

COUNTY OF Cook)

I Tamara R. Albright, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Moretti personally known to me to be the President of A.C. Homes Corporation III, an Illinois corporation, the managing member of Avalon Sienna L.L.C., and Marilyn Magalas, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as managing member of Avalon Sienna L.L.C. as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 1st day of

June, 1998

Tamara R. Albright
 Notary Public

Commission expires 4-30-00

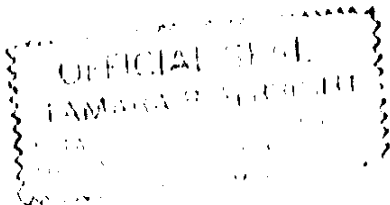


EXHIBIT A

UNIT 28 3-713 IN THE SIENNA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: PARTS OF AVALON-SIENNA SUBDIVISIONS, BEING SUBDIVISIONS OF PARTS 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 97205521, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF OWNERSHIP IN THE COMMON ELEMENTS

EXHIBIT B

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.

PLM# 03-23-102-001
03-23-102-003
03-23-103-008