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GEORGE E. COLE FORM NO. 801  
LEGAL FORMS  
February, 1985

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5735/0152 30 001 1998-02-10 12:13:54  
Cook County Recorder 27.50

**SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)**

CAUTION: under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 5<sup>th</sup> day of February,  
1998 between BUCKINGHAM PALACE, L.L.C., a  
limited liability company duly authorized to transact  
business in the State of Illinois, party of the first part,  
and FORREST MICHAEL FRIEDOW AND

BRADFORD LEE SAHL OF 732 West Roscoe, # 281, Chicago, Illinois

not in Tenancy in Common, but as JOINT TENANTS, 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 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Managers of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

**SEE ATTACHED EXHIBIT "A"**

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, its 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, its 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: SEE ATTACHED EXHIBIT "B"  
TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): Part of 14-21-309-003

Address(es) of Real Estate: 741 West Buckingham, Unit 28 and P-17, Chicago, Illinois

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 5<sup>th</sup> day of February, 1998.

**Buckingham Palace, L.L.C., an Illinois limited liability company**

By: Parkland Development Company, an Illinois corporation  
Its: Manager

By:   
Name: Neil Kozokoff  
Its: President

STATE OF ILLINOIS  
DEPT. OF REVENUE  
REAL ESTATE TRANSACTION TAX  
FEB 10 98  
REVENUE  
162.00  
RB 16750

CITY OF CHICAGO  
DEPT. OF REVENUE  
REAL ESTATE TRANSACTION TAX  
FEB 27 1997  
REVENUE  
607.50

COOK COUNTY  
DEPT. OF REVENUE  
REAL ESTATE TRANSACTION TAX  
FEB 10 98  
REVENUE  
8.00

CITY OF CHICAGO  
DEPT. OF REVENUE  
REAL ESTATE TRANSACTION TAX  
FEB 27 1997  
REVENUE  
607.50

SEND SUBSEQUENT TAX BILLS TO:  
Friedman & Katz  
1000 N. Dearborn St.  
Chicago, IL 60610  
(Address)  
Chicago, IL 60601  
(City, State, Zip Code)

Hand L. Lopez  
36 E. Lake St #1250  
Chicago, IL 60601  
(City, State, Zip Code)

OR RECORDERS OFFICE BOX NO.

MAIL TO:

This instrument was prepared by Schain, First & Gumey, Ltd, 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601

OFFICIAL SEAL  
JENNIFER R. COHEN  
Notary Public, State of Illinois  
My Commission Expires 4/9/2001

Jennifer R. Cohen  
NOTARY PUBLIC

Commission expires 4/9/2001

Given under my hand and official seal, this 5<sup>th</sup> day of February, 1998

IMPRESS  
NOTARIAL  
SEAL  
HERE

State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that NEIL KOZOKOFF, personally known to me to be the President of PARKLAND DEVELOPMENT COMPANY, as Manager of BUCKINGHAM PALACE, L.L.C. appeared, before me this day in person and severally acknowledged that as such President, he signed and delivered the said instrument pursuant to authority, given by the Board of said corporation, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

EXHIBIT "A"Legal Description

UNIT 28 AND P-17 IN BUCKINGHAM PALACE CONDOMINIUM, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS AS DEFINED AND DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT 97969406, OF LOTS 10 TO 14 BOTH INCLUSIVE TAKEN AS A SINGLE TRACT OF LAND, IN GEORGE WITTBOLDT'S SUBDIVISION, IN THE SUBDIVISION OF PART OF LOTS 1, 2, 3 AND 4 IN THE SUBDIVISION OF LOT 39 IN PINE GROVE AND PART OF LOT 15 IN BLOCK 2 IN CLARK AND MCCONNELLS ADDITION TO LAKEVIEW, BEING A SUBDIVISION OF LOTS 31 AND 32 IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING FROM SAID TRACT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT A DISTANCE OF 50.11 FEET TO THE CENTER LINE OF A WALL THAT IS BUILT AND USED AS A PARTY WALL; THENCE SOUTH ALONG THE CENTER LINE OF SAID WALL AND SAID CENTER LINE EXTENDED, PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 54.72 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID TRACT, A DISTANCE OF 23.11 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 6.0 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID TRACT A DISTANCE OF 27.0 FEET TO A POINT OF THE WEST LINE OF SAID TRACT, SAID POINT BEING 60.72 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 60.72 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: PART OF 14-21-309-003

COMMONLY KNOWN AS: 741 WEST BUCKINGHAM, UNIT 28 AND P-17  
CHICAGO, ILLINOIS

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EXHIBIT "B"

SUBJECT TO:

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE; SPECIAL MUNICIPAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND UNCONFIRMED SPECIAL MUNICIPAL TAXES OR ASSESSMENTS; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; THE DECLARATION INCLUDING ANY AND ALL AMENDMENTS AND EXHIBITS THERETO; PARTY WALL RIGHTS OF ADJACENT BUILDING; PROVISION OF THE ILLINOIS CONDOMINIUM PROPERTY ACT (THE "ACT"); EASEMENTS, COVENANTS, CONDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS OF RECORD WHICH DO NOT MATERIALLY ADVERSELY AFFECT THE USE OF THE PREMISES AS A CONDOMINIUM RESIDENCE; LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION); ACTS DONE OR SUFFERED BY BUYER, OR ANYONE CLAIMING, BY, THROUGH, OR UNDER BUYER; LIENS, ENCROACHMENTS AND OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOST OR DAMAGE; AND TITLE EXCEPTIONS PERTAINING TO LIENS OR ENCUMBRANCES OF A DEFINITE OR ASCERTAINABLE AMOUNT WHICH MAY BE REMOVED BY THE PAYMENT OF MONEY AT TIME OF CLOSING AND WHICH SELLER SHALL SO REMOVE AT THE TIME BY USING THE FUNDS TO BE PAID UPON DELIVERY OF THE DEED.
2. RIGHT OF FIRST REFUSAL IN FAVOR OF THE TENANT OF THE SUBJECT UNIT AS PROVIDED IN SECTION 30 OF THE CONDOMINIUM PROPERTY ACT.  
  
NOTE: THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.
3. 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.
4. 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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