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/ SPECIAL <u>WARRANTY DEED</u>

THIS INDENTURE, made this 13th day of March 1998, between 811 Chicago Avenue Residences, L.P., an Blinois limited partnership, duly authorized to transact business in the State of Illinois, ("Grantor") and LaSaile National Bank,



WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10,00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and by this referer ce made a part hereof

Commonly known as:

Unit 404, 811 Chicago Avenue, Evanston, Illinois 60202

Permanent Index No

11-19-401-006-000

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtent to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership for 8)? Chicago Avenue

THIS INSTRUMENT WAS PREPARED BY:

Miller, Shakman, et al Sharon Zaban Lefchinger 208 So Lasalle, Suite 1100 Chicago, IL 60604 AFTER RECORDING RETURN TO

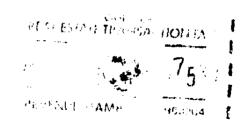
John Dogar 2620 Lincoln Wilmette, II

60091

Send subsequent Tax Bills to: William H. Dugan, Unit 404, 811 Chicago Avenue, Evanston, IL 60202

5/





Condominium Association (the "Declaration"), 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.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rent, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor 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 Grantee, and its heirs and assigns forever

And the Grance, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its boars and assigns, that it has not done or suffered to be done, anything whereby the said premises boreby granted are, or may be, in any minner 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 FOREVER DEFEND, subject to

Current general real estate totes, taxes for subsequent years and special taxes or assessments, the Illinois Condominaum Property Act; the Declaration of Condominaum Ownership, applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts done or suffered by Crimtees or anyone claiming, by through or under Grantees, covenants, conditions, agreements, building lines and restrictions of record; easements recorded at any time prior to Closing, including any consements established by or implied from the Declaration of Condominium Ownership or amendments thereto and any easements provided therefor; rights of the public, the City of Evanston and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the Premises, roads or highways, if any, Grantees' mortgage, if any.

IN WITNESS WHEREOF, said Grantor has executed this Special Varranty Deed as of this 13th day of March, 1998.

811 Chicago Avenue Residences, L.P., an Etinois limited partnership

By. FOCUS DEVELOPMENT, INC., an Illinois corporation, its General Partner

By: Timothy J. Inderson President

STATE OF ILLINOIS) >
COUNTY OF COOK	SS .
aforesaid, DO HEREBY CER President of Focus Developme Avenue Residences, L.P., and person whose name is subscriperson and severally acknown instrument pursuant to author	The State of Directors of said corporation as his free free and voluntary act and deed of said limited partnership, for the signed and delivered the said ity, given by the Board of Directors of said corporation as his free forth
GIVEN under my han	nd and official seal this 13th day of March, 1998
0,	Notary Public
	Commission Expires:
Note My Can	SANDRA A. YOHE RIY Public, State of Hillinols Amission Expires 09/16/2000 STON 004140
CITY OF EVAN Real Estate Trans City Clerk's Of	fer Tax
	rount \$ 1/2 1/3/3
Agent //	

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Unit 404 in 811 Chicago Avenue Condominium as delineated on a survey of :

LOT I IN MORTHLIGHT CONSOLIDATION OF LOTS 9 AND 10 AND THE NORTH 7 FEET OF LCT 11 IN BLOCK 11 IN WHITE'S ADDITION TO EVANSTON IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 1995 AS DOCUMENT NO. 96939209 IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 23, 1997 AS DOCUMENT NO. 97,966,087, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON Of Count ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-39 AND STORAGE LOCKER L-39, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY Copy Office ATTACHED TO THE AFORESAID DECLARATION.

Permanent Index No.: 11-19-401-006-0000 Affects: More than property in question.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appearen int to the above described real estate, the rights and easement 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.