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THIS INSTRUMENT PREPARED
BY

-- " THAILTO!

Brian Meltzer
MELTZER, PURTILL & STELLE
1515 East Woodfield Road
Suite 250
Schaumburg, Illinois 60173-5431
(847) 330-2400

6178/0023 03 001 Page 1 of 4
1999-07-07 10:24:50
Cook County Recorder 27.50

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ABOVE SPACE FOR RECORDER'S USE ONLY

451286

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### SPECIAL WARRANTY DEED

TENANTS IN COMMON

This indenture, made this 1st day of July, 1999, between The Sexton 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 Bradley S. Bersh and Larry D. Poore, 360 W. Illinois (Unit #302) Chicago, IL 60610, party of the second part, As tenancy in common,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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 Managing Member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, in tenancy in common, with 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 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:

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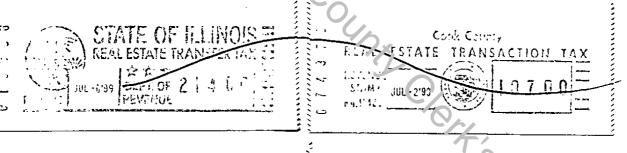
STATE OF ILLINOIS ) ) SS COUNTY OF COOK )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Moretti personally known to me to be the Treasurer of A.C. Homes Corporation V, Managing Member of The Sexton, 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 Treasurer signed and delivered the said instrument on behalf of The Sexton, L.L.C. pursuant to authority, given by the members of The Sexton, L.J. C. as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of July, 1999.

"OFFICIAL SEAL" **URSULA STOKLOSA** Notary Public, State of Illinois My Commission Expires 12/15/2001 Notary Public

Commission expires:



* CITY OF CHICAGO *  REAL ESTATE TRANSACTION TAX  * DEPT. OF  REVENUE JUL-6'99 802.18 *  REJUIL BY  REAL ESTATE TRANSACTION TAX  * PREVENUE JUL-6'99 802.18 *	* CITY OF CHICAGO *  * REAL ESTATE TRANSACTION TAX *  * PREVENUE JUL-6'99 REVENUE JUL-6'99 REVENUE JUL-6'99 **  * PRILITIES
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SEND SUBSPOUENT TAX BILLS TO:

After Rocarding, Mail To:	
Lana Yonkoff (NAME)	Brad Borsh (NAME)
200 N. LaSaue Ste 2900 (ADDRESS)	(NAME)  [ADDRESS]  (ADDRESS)
Chicago, Jr 6060 (CITY, STATE AND ZIP)	(ADDRESS)  Chrago IL 60605  (CITY, STATE AND ZIP)
OR RECORDER'S OFFICE BOX NO	
30034\005\0004.366	
	Opp.
	SOM CO

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## TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000451286 CH

STREET ADDRESS: 360 W.ILLINOIS UNIT #302 & GAR #79

COUNTY: COOK COUNTY CITY: CHICAGO

TAX NUMBER: 17-09-131-002-0000

### LEGAL DESCRIPTION:

#### PARCEL 1:

UNIT NUMBER 302 IN THE SEXTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARTS OF CERTAIN SUBDIVISIONS IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9. AND PARTS OF CERTAIN SUBDIVISIONS IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, ALL IN TOTAL SHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHID AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99,624,458; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

### PARCEL 2:

THE RIGHT TO THE USE OF GARAGE G-79, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

### PERMANENT INDEX NUMBERS:

17-09-131-002-0000

17-09-131-003-0000

17-09-242-001-0000 17-09-242-002-0000

17-09-242-003-0000

17-09-242-004-0000

17-09-242-008-0000

C/ort's Organica

17-09-500-021-0000

LEGALD