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03/16/02 05 001 Page 1 of 5
1999-10-13 12:57:33
Cook County Recorder 29.50



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THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED

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

WJ2

WICOR TITLE INSURANCE

30034\005\0004.266

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

(Individual)

This indenture, made this 1st day of October, 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 Thomas E. Phillips, 360 W. Illinois (Unit 511) Chicago, IL 60610,(NAME AND ADDRESS OF GRANTEE) party of the second part, 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, and to _____ 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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- (a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;
- (d) The Declaration for the Sexton, including matters relating to the Sexton Condominium (the "Declaration"); including all Exhibits thereto, as amended from time to time;
- (e) The Illinois Condominium Property Act;
- (f) The Plat attached as Exhibit C to the Declaration;
- (g) Applicable zoning and building laws and ordinances;
- (h) Roads and highways, if any;
- (i) Unrecorded public utility easements, if any;
- (j) Grantee's mortgage, if any;
- (k) Plats of dedication and covenants thereon; and
- (l) Acts done or suffered by Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s): 17-09-131-002; 17-09-131-003; 17-09-242-001 thru 004, 008; 17-09-500-021

Address(es) of real estate: 360 West Illinois, Chicago (Unit #511), Illinois. IT WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Managing Member the day and year first above written.

THE SEXTON L.L.C., an Illinois limited liability company

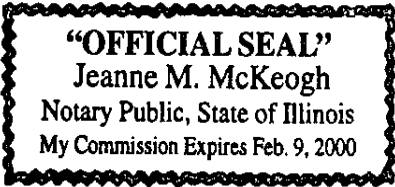
By: A.C. Homes Corporation V, an Illinois corporation, Managing Member

By: 
Its: _____

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.L.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 October, 1999.



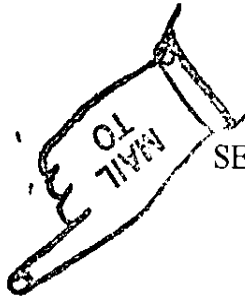
Jeanne McKeogh
Notary Public

Commission expires: 2/9/00

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mail to



SEND SUBSEQUENT TAX BILLS TO:

Thomas E. Phillips
(NAME)

Same
(NAME)

360 W. Illinois #511
(ADDRESS)

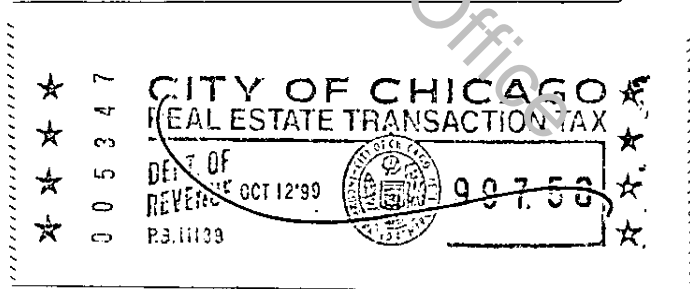
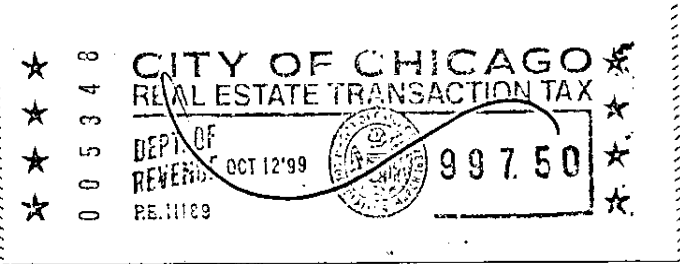
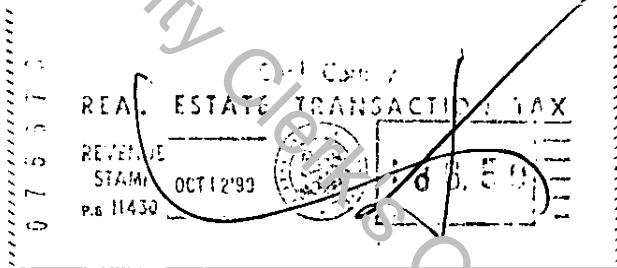
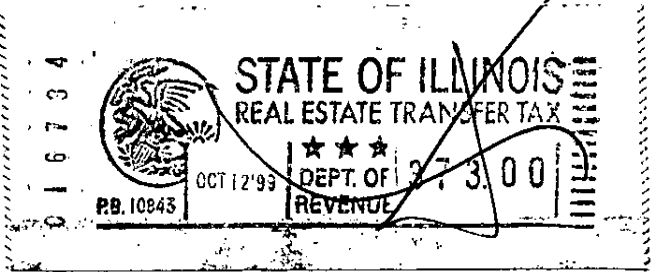
(ADDRESS)

Chicago, IL 60610
(CITY, STATE AND ZIP)

(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. _____

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EXHIBIT A

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Parcel 1:

UNIT NUMBER 511 IN THE SEXTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARTS OF CERTAIN SUBDIVISIONS IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9 AND PARTS OF CERTAIN SUBDIVISIONS IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 9, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99624458; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF GARAGE SPACE G-355, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

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.