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52-43/0094 25 001 Page 1 of 4  
2000-08-09 11:19:35  
Cook County Recorder 27.50



1172647 1/4

Property of Cook County Clerk's Office

**SPECIAL WARRANTY DEED**

3- per [signature]

KNOW ALL MEN BY THESE PRESENTS:

*NOT FOR PROFIT*

THAT St. Augustine College, an Illinois corporation, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid by Arglen, Inc. ("Grantee") whose address is 1040 Hohfelder Glenview, Illinois 60022, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain tract of real property situated in Cook, Illinois, and described in Exhibit A attached hereto and made a part hereof for all purposes, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any and all improvements and fixtures currently attached to and located thereon (the "Property"), subject to: covenants, conditions and restrictions of record, provided they do not interfere with not restrict the use of the existing use of the property; public and utility easements provided they do not interfere with not restrict the use of the existing use of the property; general real estate taxes for 1999 and subsequent years.

*\* second installment*

PIN:14-08-314-001-0000

Commonly known as 1353-59 W. Arglye, Chicago, Illinois

*Send tax bills to [arrow]*

This document prepared by:

After Recording Return to:

~~Send Future Tax Bills to:~~

Brian L. Shaw  
Shaw Gussis Domanskis  
Fishman & Glantz  
1144 W. Fulton Street, #200  
Chicago, Illinois 60607

Marshall Richter  
5225 Old Orchard Rd.  
Suite 29  
Chicago, Illinois 60077



ATGF, INC.

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH . . . B . . . . , SECTION 4  
REAL ESTATE TRANSFER TAX ACT.  
*B.L. Shaw, atty.*  
DATE *11/21/00*

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TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject to the exceptions set forth herein above, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend title of the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming same title, or any part thereof by, through or under Grantor, but not otherwise.

EXECUTED to be effective the 27 day of June, 2000

GRANTOR:

St. Augustine College, an Illinois Corporation

By: Bruno Bondavalli

Its: Acting President

STATE OF ILLINOIS )

COUNTY OF COOK )

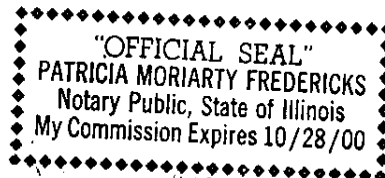
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Bruno Bondavalli personally known to me to be the Acting President of St. Augustine College and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and the free and voluntary act of the corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of June, 2000.

Commission Expires:

10/28/00

Patricia Moriarty Fredericks  
Notary Public





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LOTS 1 AND 2 AND THE NORTH 10 FEET OF LOT 3 IN THE RESUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:


BEGINNING IN THE NORTH LINE OF SAID SOUTH 1/2, 1188.37 FEET WEST OF THE EAST LINE OF SAID 1/4 SECTION; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH 1/2, 338 FEET; THENCE SOUTHEASTERLY PARALLEL TO CENTER OF GREEN BAY ROAD, 309 FEET MORE OR LESS, TO A POINT IN A LINE PARALLEL TO AND 62 RODS AND 0.7 OF A FOOT NORTH OF THE SOUTH LINE OF SAID SECTION (MEASURED ALONG CENTER OF GREEN BAY ROAD); THENCE EAST ALONG SAID PARALLEL LINE 338 FEET; THENCE NORTHWESTERLY IN A DIRECT LINE TO THE PLACE OF BEGINNING, (EXCEPT THE NORTH 33 FEET OF SAID TRACT TAKEN FOR ARGYLE STREET), IN COOK COUNTY, ILLINOIS.


CITY TAX	 CITY OF CHICAGO AUG.-8.00 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000008338	REAL ESTATE TRANSFER TAX
			0090000
			FP326650


CITY TAX	 CITY OF CHICAGO AUG.-8.00 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000008339	REAL ESTATE TRANSFER TAX
			0090000
			FP326650


CITY TAX	 CITY OF CHICAGO AUG.-8.00 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000008342	REAL ESTATE TRANSFER TAX
			0090000
			FP326650

CITY TAX	 CITY OF CHICAGO AUG.-8.00 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000008343	REAL ESTATE TRANSFER TAX
			0090000
			FP326650

CITY TAX	 CITY OF CHICAGO AUG.-8.00 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000008340	REAL ESTATE TRANSFER TAX
			0090000
			FP326650

CITY TAX	 CITY OF CHICAGO AUG.-8.00 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000008341	REAL ESTATE TRANSFER TAX
			0090000
			FP326650

CITY TAX	 CITY OF CHICAGO AUG.-8.00 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000008344	REAL ESTATE TRANSFER TAX
			0090000
			FP326650

CITY TAX	 CITY OF CHICAGO AUG.-8.00 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000008345	REAL ESTATE TRANSFER TAX
			0045000
			FP326650

UBIT A

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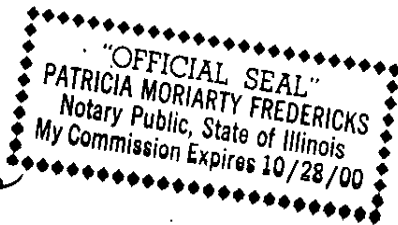
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 6/27, 2000 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Brian K. Shaw this 27 day of June, 2000.

Notary Public [Signature]

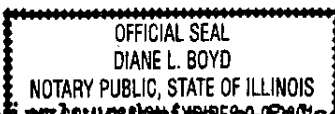


The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 6/27, 2000 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Marshall Richter this 27 day of June, 2000.

Notary Public [Signature]



Note: Any person who knowingly makes a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]