

SPECIAL WARRANTY DEED

Fairbanks Capital Corp., a Utah corporation ("Grantor") in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and quit claim to **Opportunity Funding I LLC, a Delaware Limited Liability Company,** ("Grantee") the following described real estate in COOK County, Illinois:



Lots 7 and 8 in Block 31 in Sheldon Heights, a subdivision of the Northwest 1/4 of Section 21, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. # 25-21-130-018

Property Commonly Known As: 114.6 South Eggleston, Chicago, Illinois

299 14

Grantor warrants to the Grantees and Grantees heirs and assigns that it has not done or suffered to be done anything to the property during Grantor's ownership thereof or in any manner encumbered the property except as expressly set forth in this deed and further covenants and warrants that it will defend the property against all persons asserting claims through Grantor contrary to the foregoing limited warranty. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE HEREBY EXPRESSLY DISCLAIMED, THIS CONVEYANCE OF REAL ESTATE AND IMPROVEMENTS THEREON IS MADE "AS-IS", WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND EXCEPT THE WARRANTY OF TITLE EXPRESSLY PROVIDED HEREIN.

Dated: April 26, 2001

Fairbanks Capital Corp.,
By: FAIRBANKS CAPITAL CORP., a Utah corporation, its attorney in fact

FIRST AMERICAN TITLE
ORDER NUMBER AC9712918
(2 of 3)

[Signature]
By: Kristen M. Varnedoe

Attest: _____
By: _____

This document prepared by: David C. Kluever & Associates, P.C. & Mail To: _____
Mail subsequent tax bills to and after recording return to:

David C. Kluever & Associates, P.C.
55 W. Monroe, Ste. 3550
Chicago, IL 60603



UNOFFICIAL COPY

STATE OF UTAH)

COUNTY OF Salt Lake)

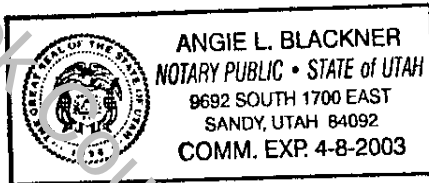
) SS:
)

I, Angie Blackner, Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that Kristen M. Vinnedge personally known to me to the Asst Sec of Fairbanks Capital Corp., a Utah corporation, and _____ personally known to me to be the _____ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth.

Given under my hand and official seal this 3 day of May, 2001.

Angie L. Blackner
Notary Public

My Commission Expires: _____



Exempt under provisions of Paragraph _____ Section 4
Real Estate Transfer Tax Act.

6/6/01
Date

[Signature]
Buyer, Seller, or Representative

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his 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 title to real estate under the laws of the State of Illinois.

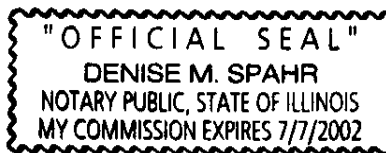
Date: 6/6/01

Signature: Pat Gzemi
Grantor or Agent

SUBSCRIBED AND SWORN

to before me by the said affiant this 6th
day of June, 2001

Denise M. Spahr
Notary Public



The Grantee or his 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 acquired 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: 6/6/01

Signature: Pat Gzemi
Grantee or Agent

SUBSCRIBED AND SWORN

to before me by the said affiant this 6th
day of June, 2001

Denise M. Spahr
Notary Public



NOTE: Any person who knowingly submits 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)