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**SPECIAL WARRANTY DEED**

Opportunity Funding I LLC, a Delaware Limited Liability Company, by Fairbanks Capital Corp., a Utah corporation its attorney in fact ("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 **Rosell Brown, Jr.**, ("Grantee") the following described real estate in COOK County, Illinois:

Lot 8 in Block 2 in Beacon Hills, being a subdivision of part of Section 19, 20, 29 and 30, Township 35 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded January 4, 1960 as Document No. 17748392, in Cook County, Illinois..

P.I.N. # 32-30-108-008

Property Commonly Known As: 602 Andover Street, Chicago Heights, IL 60411

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: June 11, 2001

Opportunity Funding I LLC, a Delaware Limited Liability Company,  
By: FAIRBANKS CAPITAL CORP. a Utah corporation, its attorney in fact

By: \_\_\_\_\_

Attest: \_\_\_\_\_

By:   
Christopher M. West, Asst. Sec/Doc Control

This document prepared by:  
Kluever & Platt, LLC  
65 E. Wacker Place, Suite 1700  
Chicago, IL 60601

Mail subsequent tax bills to and after recording return to:

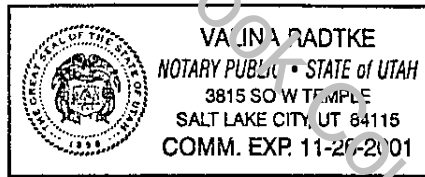
# UNOFFICIAL COPY

STATE OF UTAH )  
COUNTY OF Salt Lake ) ) SS:

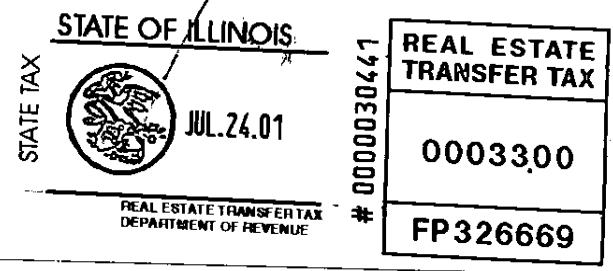
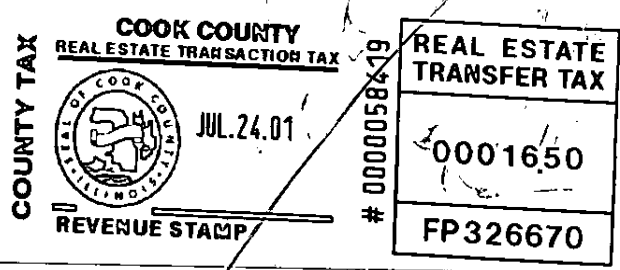
I, \_\_\_\_\_, Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that Christopher M. West, Asst. Sec/Doc Control personally known to me to the \_\_\_\_\_ of Fairbanks Capital Corp., a Utah corporation, and Christopher M. Vandebe personally known to me to be the Asst Sec 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 Officers, 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 8th day of June, 2001.

Valina Radtke  
Notary Public My Commission Expires: 11-26-01



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HGTS. TRANSFER TAX  
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