

SPECIAL WARRANTY DEED



THIS AGREEMENT made this 28th day of August, 2001, between PREFERRED INVESTMENTS, INC., a corporation 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 THE PUBLIC BUILDING COMMISSION OF CHICAGO, a municipal corporation, with its principal place of business located at Room 200, Richard J. Daley Center, Chicago, Illinois 60602, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its 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:

Lot 4 in Block 3 in Moore's Subdivision of Lot 10 Superior Court Partition of the West 60 Acres North of South Western Plank Road of the Southwest 1/4 of Section 23, Township 39 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois

PERMANENT INDEX NUMBER: 16-23-300-003-0000
COMMON STREET ADDRESS: 3953 W. 16th Street, Chicago, Illinois

SUBJECT TO: Any conditions affecting title to the subject property including, but not limited to: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; party wall rights and agreements, if any; general real estate taxes for the year 2000 and subsequent years, and to any condition that would be revealed by a proper inspection and true survey as provided by Grantee.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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, its heirs and assigns forever.

C# 7884602

RECORDED

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BOX 333-CTI

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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, its 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 encumbered or charged, except as herein recited; and that the said premises, against all person lawfully claiming, or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

IN WITNESS WHEREOF, said party of the first has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

Property of Cook County Office

10528412

PREFERRED INVESTMENTS, INC.

BY: *Gilbert Balin*
Gilbert Balin, President

ATTEST: *Gilbert Balin*
Gilbert Balin, Secretary

State of Illinois)
) ss
County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GILBERT BALIN, personally known to me to be the President and Secretary of Preferred Investments, Inc., an Illinois Corporation, 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 President and Secretary, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of August, 2001.

Commission Expires _____ *[Signature]*
JONATHAN L. SMITH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/2/2005
NOTARY PUBLIC

This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Mail To:

Earl L. Neal & Associates
c/o Laura LeDoux
111 W. Washington
STE 1700
Chicago, IL 60602

Send subsequent tax bills to:

Earl L. Neal & Associates
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Chicago, IL 60602 *1700*

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