



JUDICIAL SALE DEED

THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on October 2, 2001 in Case No. 01 CH 10925 entitled Equicredit Corporation of Illinois vs. Daniel W. Liggins, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on February 15, 2002, does hereby grant, transfer and convey to Fairbanks Capital Corp,* as successor to the interests of Equicredit Corporation

of Illinois, as its mortgage assigned the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

*338 S. Warminister Road, Hatboro, PA 19040
THE SOUTH 1/2 OF LOT 38 AND ALL OF LOT 37 IN BLOCK 193 IN THE RESUBDIVISION OF BLOCKS 189, 190, 191, 194, 195 AND 196 IN THE SUBDIVISION OF CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF THE FRACTIONAL SECTION 7, NORTH OF THE INDIAN BOUNDARY LINE AND WEST OF ROCK ISLAND AND CHICAGO BRANCH RAILROAD, IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THE EAST FRACTIONAL 1/2 OF FRACTIONAL SOUTHEAST 1/4 OF FRACTIONAL SECTION 12, NORTH OF THE INDIAN BOUNDARY LINE AND NORTH FRACTIONAL 1/2 OF SOUTH FRACTIONAL 1/2 OF THE SOUTHWEST 1/4 OF FRACTIONAL SOUTHEAST 1/4 OF FRACTIONAL SECTION 12, SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 25-12-438-008 Commonly known as 10317 South Calhoun, Chicago, IL 60617.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this April 17, 2002.

INTERCOUNTY JUDICIAL SALES CORPORATION
Attest Nathan H. Lichtenstein Secretary

Andrew D. Schusteff President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on April 17, 2002 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.

Andrew D. Schusteff
Notary Public in and for the State of Illinois
White M. Nasca
Notary Public in and for the State of Illinois
Commission Expires 07/10/05

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602
Exempt from tax under 35 ILCS 200/31-45(1) April 17, 2002.

Andrew D. Schusteff Attorney

RETURN TO: ROESER & VUCHA, 920 Davis Road, Elgin, IL 60123

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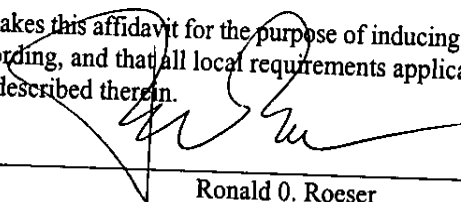
STATE OF ILLINOIS)
)
COUNTY OF KANE)

AFFIDAVIT - PLAT ACT

RONALD O. ROESER, being duly sworn on oath, states that he resides at 920 Davis Road, Elgin, IL 60123. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

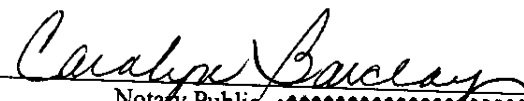
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

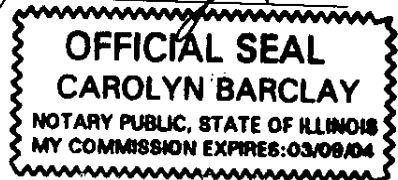


Ronald O. Roeser

SUBSCRIBED and SWORN to before me this 24TH day of April, 2002.



Notary Public



TRANSFER STATEMENT FOR EXEMPT COOK COUNTY TRANSACTION

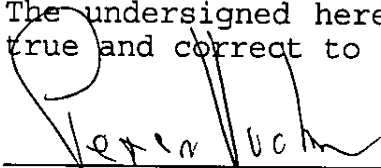
GRANTOR:

To the best of his knowledge, the name of the grantee shown on the attached 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 in 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

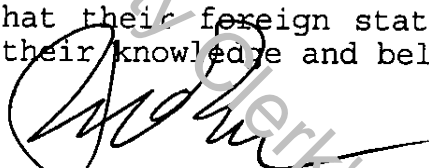
GRANTEE:

The name of the grantee shown on the attached deed or assignment of beneficial interest in the 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 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.

The undersigned hereby affirm that their foreign statements are true and correct to the best of their knowledge and belief.

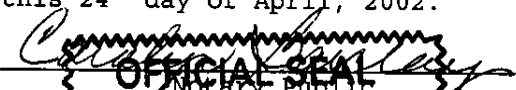


GRANTOR/AGENT




GRANTEE/AGENT

SUBSCRIBED AND SWORN to before me this 24th day of April, 2002.



OFFICIAL SEAL
Notary Public
CAROLYN BARCLAY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/09/04

SUBSCRIBED AND SWORN to before me this 24th day of April, 2002.



Notary Public
OFFICIAL SEAL
CAROLYN BARCLAY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/09/04

This Document Prepared by and Should be Returned to:
ROESER & VUCHA
920 Davis Road, Suite 100
Elgin, IL 60123
847/888-1820

Additional Recording
Fee: \$2.00