

SPECIAL WARRANTY DEED



Manufacturers & Traders Trust Company, Trustee for Securitization Series 1997-1, Agreement dated 2-01-97, 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 **XEZ, Inc.**, ("Grantee") the following described real estate in Cook County, Illinois:

FIRST AMERICAN TITLE

77943
Lot 9 in Wachowski's Resubdivision of lots 8 to 37, inclusive, of block 1 of Menage Subdivision in the northwest fractional 1/4 of fractional Section 27, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

P.I.N. # 25-27-117-002

Property Commonly Known As: 12039 S. Indiana, Chicago, Illinois 60628

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: July 11, 2002

Manufacturers & Traders Trust Company, Trustee for Securitization Series 1997-1, Agreement dated 2-01-97,
By: FAIRBANKS CAPITAL CORP., a Utah corporation, its attorney in fact

City of Chicago
Dept. of Revenue
283909



Real Estate
Transfer Stamp
\$277.50

Stephanie Carlson
By: STEPHANIE CARLSON
DOCUMENT CONTROL OFFICER

07/25/2002 09:14 Batch 02225 2

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: XEZ INC.
7303 N. CLEGG
LINCOLNWOOD, IL. 60714

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STATE OF PA)
COUNTY OF MONTGOMERY)) SS:

I, FUNG C LAW, Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that STEPHANIE CARLSON personally known to me to the DOC CONTROL OFFICER of Fairbanks Capital Corp., a Utah 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 severally acknowledged that as such DOC CONTROL OFFICER, he 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 his 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 16 day of July, 2002.

Fung C Law
Notary Public

My Commission Expires:

NOTARIAL SEAL
FUNG C. LAW, Notary Public
Hatboro, Montgomery County
My Commission Expires May 10, 2003

PROPERTY OF COOK COUNTY CLERK'S OFFICE