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This document was prepared by:
Adam T. Berkoff, Esq.
Piper Rudnick
203 North LaSalle Street
Chicago, Illinois 60601

0020854184

9807/0405 18 001 Page 1 of 15
2002-08-05 12:47:30
Cook County Recorder 49.00

After recording mail to:

Charles Wottrich, Esq.
18116 Martin Avenue
Homewood, IL 60430



0020854184

Mail tax bills to:

Oxford Estates Development, Inc.
P. O. Box 576
Tinley Park, IL 60477

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Indenture, made this 17th day of July, 2002, between Jack Axelrood, as Trustee under trust agreement dated 4/3/97 and known as the Jack Axelrood Trust, as to an undivided 3% interest; Bond Family Limited Partnership, as to an undivided 25% interest; William McCann, as Trustee of the William McCann Trust dated 2/14/98, as to an undivided 10% interest; Jerome H. Mickelson, as Independent Executor of the Estate of Ralph R. Mickelson, deceased, and not individually, as to an undivided 5% interest; Nicholas M. Ryan, as Trustee under the Robert T. Ryan Testamentary Trust B, as to an undivided 10% interest; Rolf C. Campbell, as to an undivided 5% interest; Melvin Isenstein, as to an undivided 10% interest; Alan J. Drucker, as to an undivided 2% interest; Richard S. Spiwak, as to an undivided 15% interest; and Theodore J. Novak, as to an undivided 15% interest ("Grantor"), and State Bank of Countryside, as trustee under trust agreement dated February 6, 1999 and known as Trust No. 99-2006, and not personally ("Grantee"), whose address is 6734 Joliet Road, Countryside, Illinois 60525.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto the Grantee, **FOREVER**, all interest in the real estate, situated in the County of Cook and State of Illinois, legally described on Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

TO HAVE AND TO HOLD the said real estate as described above, with the appurtenances, unto the Grantee, forever.

Handwritten initials: SW

8032014 DL B. FOOTHILL

BOX 333-CTI


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And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and her respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on Exhibit B attached hereto.


IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, the day and year first above written.

See Signature Pages Attached Hereto

THIS IS NOT HOMESTEAD PROPERTY

STATE TAX

AUG.-1.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000033707
REAL ESTATE TRANSFER TAX
02790.00
FP.102808

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

AUG.-1.02
REVENUE STAMP

0000033814
REAL ESTATE TRANSFER TAX
01395.00
FP 102802

2025-1184

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Property of Cook County Clerk's Office

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Signature Page

Jack Axelrod

 Jack Axelrod, as Trustee under trust agreement dated
 4/3/97 and known as the Jack Axelrod Trust, as to an
 undivided 3% interest

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

20854184

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jack Axelrod, as trustee as aforesaid, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth

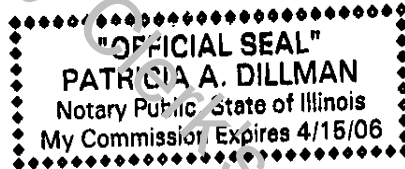
Given under my hand and official seal, this 17th day of July, 2002.

Patricia A. Dillman

 Notary Public

My Commission Expires:

April 15, 2006



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Signature Page

Kenneth A. Bond

Bond Family Limited Partnership, by Kenneth A. Bond,
General Partner, as to an undivided 25% interest

Erma C. Bond

Bond Family Limited Partnership, by Erma C. Bond,
General Partner, ~~as to an undivided 25% interest~~

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kenneth A. Bond and Erma C. Bond, as general partners as aforesaid, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of July, 2002.

Patricia A. Dillman

Notary Public

My Commission Expires:

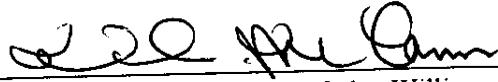
April 15, 2006



2085-1184

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Signature Page




William McCann, as Trustee of the William McCann Trust dated 8/14/98, as to an undivided 10% interest

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William McCann, as trustee as aforesaid, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of July, 2002.



Notary Public

My Commission Expires:

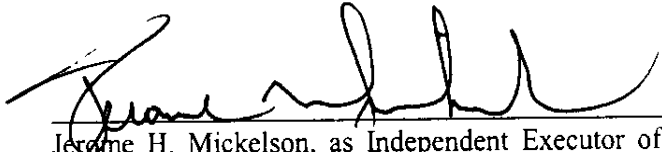
April 15, 2006



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Signature Page




Jerome H. Mickelson, as Independent Executor of the Estate of Ralph R. Mickelson, deceased, and not individually, as to an undivided 5% interest

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jerome H. Mickelson, as Independent Executor as aforesaid, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of July, 2002.



Notary Public

My Commission Expires:

April 15, 2006

2085-1184

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Signature Page

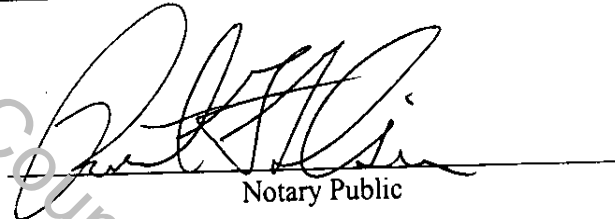


Nicholas M. Ryan, as Trustee under the Robert T. Ryan Testamentary Trust B, as to an undivided 10% interest

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

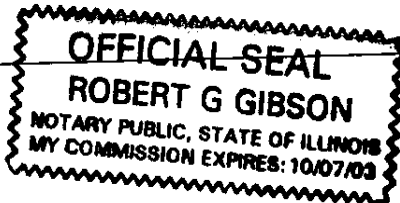
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nicholas M. Ryan, as trustee as aforesaid, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of July, 2002.



Notary Public

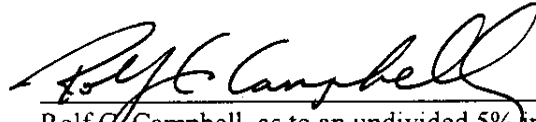
My Commission Expires:



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Signature Page



Rolf C. Campbell, as to an undivided 5% interest

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

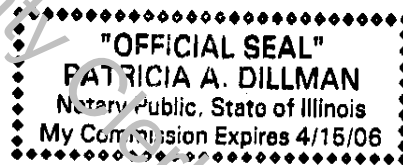
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rolf C. Campbell, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of July, 2002.



Notary Public


My Commission Expires:
April 15, 2006



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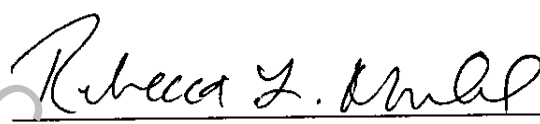
Signature Page


Melvin Iserstein, as to an undivided 10% interest

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Melvin Iserstein, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of July, 2002.


Notary Public

My Commission Expires:
Oct. 20, 2003



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Signature Page

Alan J. Drucker
Alan J. Drucker, as to an undivided 2% interest

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alan J. Drucker, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of July, 2002.

Patricia A. Dillman

Notary Public

My Commission Expires:

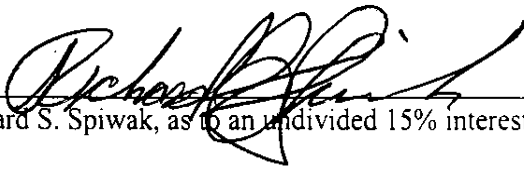
April 15, 2006



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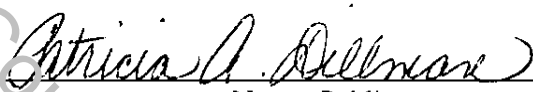
Signature Page


Richard S. Spiwak, as to an undivided 15% interest

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard S. Spiwak, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of July, 2002.


Notary Public

My Commission Expires:

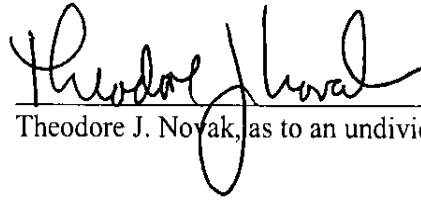
April 15, 2006



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Signature Page



Theodore J. Novak, as to an undivided 15% interest

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Theodore J. Novak, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of July, 2002.



Notary Public

My Commission Expires:

April 15, 2006



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LEGAL DESCRIPTION

That part of the West Half of the Northwest Quarter of Section 15 lying South of the following described line: commencing at the intersection of the South line of said Northwest Quarter and the East line of the West 70.00 feet of the West Half of said Northwest Quarter; thence North 00°00'40" West along a line lying 70.00 feet East of and parallel to the West line of the West Half of said Northwest Quarter (said line also being the East line of Cicero Avenue) for a distance of 1074.41 feet to the point of beginning; thence North 55°15'32" East for a distance of 71.64 feet; thence North 72°47'40" East for a distance of 101.70 feet; thence North 80°24'19" East for a distance of 64.04 feet; thence South 49°45'09" East for a distance of 575.42 feet; thence South 59°17'46" East for a distance of 128.42 feet; thence South 89°48'02" East for a distance of 278.87 feet; thence South 85°57'12" East for a distance of 197.23 feet to the East line of the West Half of said Northwest Quarter (excepting the West 70 feet taken for Cicero Avenue); and the Northwest Quarter of the Southwest Quarter of Section 15 (excepting the West 70 feet taken for Cicero Avenue and the West 420 feet of the South 500 feet thereof), all in Township 35 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois.

PIN: 31-15-100-009
31-15-300-001

Property located South of Butterfield Creek on the NE corner of Cicero Avenue and Morning Glory Drive, Matteson, Illinois

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Covenants, conditions and restrictions of record
2. Private, public and utility easements and roads and highways, if any.
3. Party wall rights and agreements, if any.
4. Existing leases and tenancies.
5. Special taxes or assessments for improvements not yet completed.
6. Installments not due at the date hereof of any special tax or assessments for improvements heretofore completed.
7. General taxes not yet due and payable.
8. Acts done or suffered by, through or under Grantee.

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2085-1181

STATE OF ILLINOIS

} SS

COUNTY OF COOK

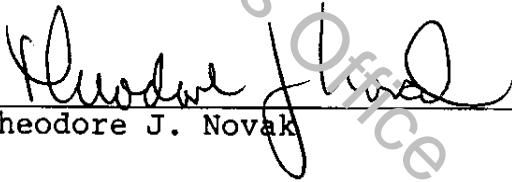
Theodore J. Novak

being duly sworn on oath, states that his
~~XXXXXX~~ office address is: 203 N. LaSalle St., Chicago, IL 60601. That the attached deed is not in violation
of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
OR
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one 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 between owners of adjoining and contiguous land.
5. The conveyance 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 easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.


Theodore J. Novak

SUBSCRIBED AND SWORN to before me

this 17th day of July, ~~19~~ 2002

