

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 23rd day of May, 2002 between C.B.B.B, INC., an Illinois Corporation 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 XEZ, INC. an Illinois Corporation existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, 7303 N. Cicero, Northbrook, Illinois 60062, 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 their 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 17 IN BLOCK 1 IN CORNELL BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 26 AND THE SOUTHEAST 1/4 OF SECTION 26 (WITH THE EXCEPTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4), THE NORTH 1/2 OF THE NORTHWEST 1/4, THE SOUTH 1/2 OF THE NORTHWEST 1/4 LYING WEST OF THE ILLINOIS CENTRAL RAILROAD AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-26-106-032-0000
COMMON STREET ADDRESS: 7140 S. Woodlawn, Chicago, Illinois 60619

SUBJECT TO: Covenants, conditions and restrictions of record; public, private and utility easements; roads and highways; party wall rights and agreements; special taxes or assessments for improvements not yet completed; installments not due at the date hereof or any special tax or assessment for improvements heretofore completed; general taxes for the year 2001 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2002.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, 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 describe with the appurtenances. unto the party of the second part, his heirs and assigns forever.

STATE TAX	STATE OF ILLINOIS	# 000043277	REAL ESTATE TRANSFER TAX
	 AUG. 20. 02		0003200
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326660

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000085602	REAL ESTATE TRANSFER TAX
	 AUG. 20. 02		0001600
	REVENUE STAMP		FP326670

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, their 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 incumbered or charged, except as herein recited; and that the said premises, against all persons 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 Grantor has caused its name to be signed to these presents by its President, and attested by its Secretary, this May 23, 2002.

C.B.B.B., INC.

By Richard N. Balin
President

Attest: Richard N. Balin
Secretary

State of Illinois)
) ss
County of Cook)

City of Chicago
Dept. of Revenue
265956

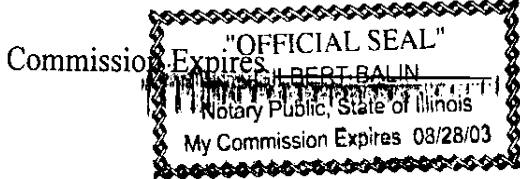


Real Estate
Transfer Stamp
\$240.00

08/20/2002 10:02 Batch 14392 18

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy T. Balin, personally known to me to be the President of C.B.B.B.,INC., an Illinois Corporation, and Richard Balin personally known to me to be the Secretary of said 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 such President and Secretary, 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 May 23, 2002.



Robert Balin
NOTARY PUBLIC

This instrument was prepared by Jonathon Smith, 100 N. La Salle, Suite 1111, Chicago, IL 60602.

Send subsequent tax bills to:

Mail To:

YANOFF & ROWELLS # 38392
Suite 1870
95 East Wacker Drive
Chicago, Illinois 60601
(312) 346-9420

