

02-6190

SPECIAL WARRANTY DEED





THIS AGREEMENT made this 20<sup>th</sup> day of November, 2002 between TBA, 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 K & L REAL ESTATE 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, 3417B Kennicott, Arlington Heights, Illinois 60004, 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 9 IN BLOCK 1 IN BIRKHOFF'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 3-3/4 ACRES AND THE SOUTH 10 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 20-17-419-038-0000  
COMMON STREET ADDRESS: 6142 S. Morgan, Chicago, Illinois 60621

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 of 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  DEC. 11.02 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000045998	REAL ESTATE TRANSFER TAX	COUNTY TAX  DEC. 11.02 REVENUE STAMP	# 0000093323	REAL ESTATE TRANSFER TAX	
		00051.00				00025.50
		FP 326669				FP 326670

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 November 20, 2002.

TBA, INC.

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
295432 \$382.00  
12/11/2002 12:07 Batch 03767 33



By Gilbert Balin  
Gilbert Balin President

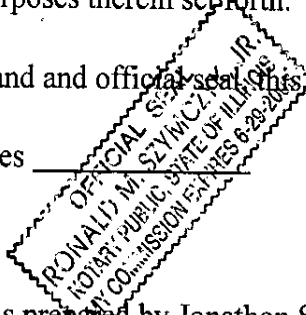
Attest: Gilbert Balin  
Gilbert Balin Secretary

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 of TBA, INC., an Illinois Corporation, and Gilbert 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 November 20, 2002.

Commission Expires \_\_\_\_\_



Jonathon Smith, Jr.  
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: K+L REAL ESTATE  
3417 Kennicott  
Arlington Hts IL  
60004

K+L Real Estate, Inc  
3417 Kennicott  
Arlington Hts IL 60004