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3953/0196 10 001 Page 1 of 4  
2002-12-19 10:02:59  
Cook County Recorder 30.00

This Instrument was prepared by:

Mary B. Koberstein, Esq.  
Centrum Properties, Inc.  
225 West Hubbard Street, 4th Floor  
Chicago, Illinois 60610



After recording, this Instrument should be returned to:

Kevin G. Katsis, Esq.  
7346 West Madison Street  
Forest Park, Illinois 60130

8079396, GST, D2

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 13<sup>th</sup> day of December, 2002 between Garfield-Halsted, L.L.C., an Illinois limited liability company, party of the first part, and Michael Hammad, whose address is 11123 S. 84<sup>th</sup> Avenue, Palos Hills, IL 60465, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 - - - - (\$10.00) - - - - Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Managers of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

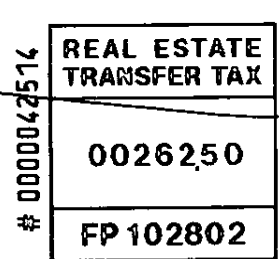
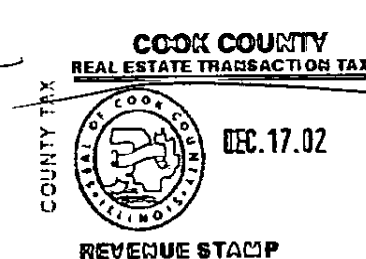
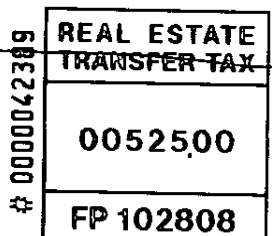
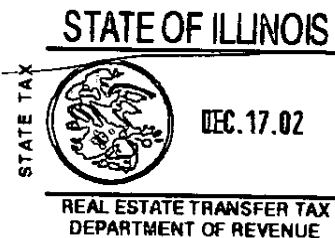
Subject only to the following: See Exhibit B attached hereto and made a part hereof.

BOX 333-CT1

Address of Property: Northeast Corner of W. Garfield Boulevard and S. Halsted Street, Chicago, Illinois  
Permanent Index Nos: 20-09-328-022-0000; 20-09-328-023-0000; 20-09-328-024-0000; 20-09-328-025-0000; 20-09-328-036-0000; and 20-09-328-037-0000.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, 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 in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.


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, its 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 encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.



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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by a Manager, the day and year first written above.

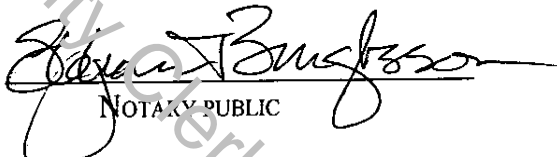
Garfield-Halsted, L.L.C., an Illinois  
limited liability company

By:   
Name: John McLinden, a Manager

State of Illinois )  
                          ) ss.  
County of Cook )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that John McLinden, personally known to me to be a Manager of Garfield-Halsted, L.L.C., an Illinois limited liability company, 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 acknowledged that as such Manager, he signed and delivered the said instrument, pursuant to authority given by the Board of Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12<sup>th</sup> day of December, 2002.

Commission expires \_\_\_\_\_  
"OFFICIAL SEAL"  
STEPHAN E. T. BENGTSSON  
Notary Public, State of Illinois  
My Commission Expires 10/06/05  
  
NOTARY PUBLIC

Future tax bills should be  
mailed to:

Michael Hammad  
11123 S. 84<sup>th</sup> Avenue  
Palos Hills, IL 60465

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## EXHIBIT A

### Legal Description

LOTS 6 THROUGH 16 IN BLOCK 7 OF H.B. BRYANT'S ADDITION TO CHICAGO IN THE WEST ½ OF THE SOUTHWEST ½ OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Address of Property: Northeast Corner of W. Garfield Boulevard and S. Halsted Street, Chicago, Illinois

Permanent Index Nos: 20-09-328-022-0000; 20-09-328-023-0000; 20-09-328-024-0000;  
20-09-328-025-0000; 20-09-328-036-0000; and 20-09-328-037-0000.

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## EXHIBIT B

### Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2002 AND SUBSEQUENT YEARS;
2. ACTS DONE OR SUFFERED TO BE DONE BY GRANTEE
3. SURVEY MATTERS AS REFLECTED ON SURVEY OF B.H. SUHR & COMPANY, INC. DATED NOVEMBER 25, 2002 AND KNOWN AS ORDER NO. 02-880.
4. COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD;
5. PARTY WALL RIGHTS AND AGREEMENTS, IF ANY;
6. PRIVATE, PUBLIC AND UTILITY EASEMENTS AND ROADS AND HIGHWAYS, IF ANY;
7. INSTALLMENTS NOT DUE AT THE DATE HEREOF OF ANY SPECIAL TAX OR ASSESSMENT FOR IMPROVEMENTS EHERETO FORE COMPLETED;

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