

SPECIAL WARRANTY DEED

Equicredit Corporation of America, 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.



Lot 34 in Block 1 in Heron's Subdivision of 50 acres in the East 1/2 of the Northwest 1/4 of Section 30, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

[Handwritten initials]

P.I.N. # 20-30-107-022

Property Commonly Known As: 7147 S. Seeley, Chicago, IL 60636

Grantor warrants to the Grantees and Grantee's 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: January 8, 2003

Equicredit Corporation of America,
By: FAIRBANKS CAPITAL CORP., a Utah corporation, its attorney in fact

FIRST AMERICAN TITLE

219397

[Handwritten Signature]
By: JOYCE KINDEVOGEL, DOC. CONTROL OFFICER

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. Cicero, Ste B
Lincolnwood, IL
60712



UNOFFICIAL COPY

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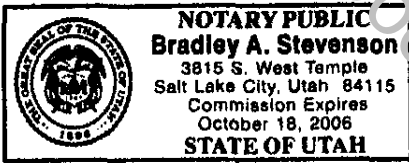
STATE OF Utah)
COUNTY OF Salt Lake)) SS:

I, Bradley A. Stevenson Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that JOYCE KINDSVOGEL, DOC. CONTROL OFFICER personally known to me to the _____ 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 JOYCE KINDSVOGEL, 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 a day of Jan, 2003.

Bradley A. Stevenson
Notary Public

My Commission Expires: _____



City of Chicago
Dept. of Revenue
299707
02/06/2003 09:14 Batch 02219



Real Estate
Transfer Stamp
\$240.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
\$240.00



054273
P.B. 10848
FEB 03
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
\$240.00

