

SPECIAL WARRANTY DEED



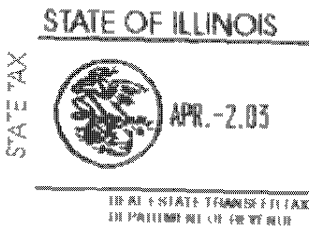
THIS AGREEMENT made this 4th day of February, 2003 between TBA, INC., an Illinois Corporation existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and XEZ, INC. an Illinois Corporation existing under 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, Lincolnwood, 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 210 IN SOUTH SHORE ADDITION OF JEFFERY MANOR, BEING A RESUBDIVISION OF PARTS OF CALUMET TRUST'S SUBDIVISION, CALUMET TRUST'S SUBDIVISION NO. 3, ARTHUR DUNAS' SOUTH SHORE RESUBDIVISION NAD ARTHUR DUNAS' SOUTH SHORE SUBDIVISION, ALL IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

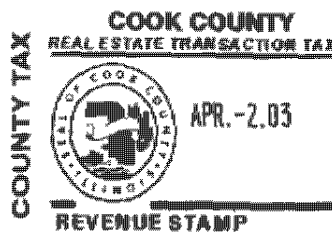
**PERMANENT REAL ESTATE INDEX NUMBER: 26-07-115-086-0000
COMMON STREET ADDRESS: 2536 E. 97th Place, Chicago, Illinois 60617**

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 2002 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2003.

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.



REAL ESTATE TRANSFER TAX
0004500
FP326660



REAL ESTATE TRANSFER TAX
0002250
FP326670

