

SPECIAL WARRANTY DEED

TCIFREO2, LLC, 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 Cambridge Apartment Condominium Association ("Grantee") the following described real estate in Cook County, Illinois:

See attached Exhibit A

P.I.N. # 20-24-425-008-1023

Property Commonly Known As: 2200 E. 70th Place, Unit 303, Chicago, IL 60649

Grantor warrants to the Grantees and Grantees' 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: April 3, 2003

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TCIF REO2, LLC,
By: FAIRBANKS CAPITAL CORP., a Utah corporation, its attorney in fact

Aviva Bush
By AVIVA BUSH, DOC. CONTROL OFFICER

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CITY TAX	 JUN. 30. 03 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000000000 9600000000	CITY OF CHICAGO REAL ESTATE TRANSFER TAX
			0046500
			FP 102812

This document prepared by:
Kluever & Platt, LLC
65 E. Wacker Place, Suite 1700
Chicago, IL 60601

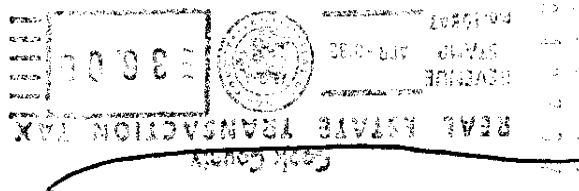
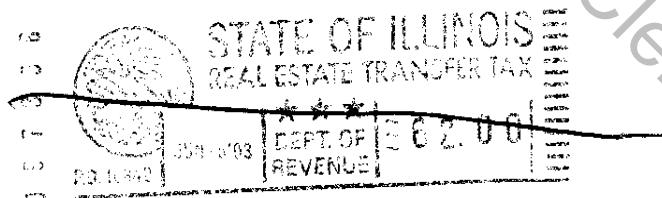
Mail subsequent tax bills to
to: ALMA JORDAN
2200 E. 70th Pl
Unit 304
CHICAGO, IL 60649

and after recording return
TO: ANDREW S. PIERSON
401 N. WILSON
#1900
CHICAGO, IL 60611

FIRST AMERICAN
File # _____

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UNIT 303 AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOTS 16 TO 25, BOTH INCLUSIVE, IN BLOCK 1 IN THE RESUBDIVISION OF BLOCKS 10 AND 11 AND PART OF BLOCK 12 IN SOUTH SHORE DIVISION NUMBER 5, BEING A SUBDIVISION OF THE EAST ½ OF THE SOUTH EAST ¼ OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CAMBRIDGE APARTMENT BUILDING CORPORATION. A CORPORATION OF ILLINOIS, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 21-333103, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).



Cook County Clerk's Office


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

I, Valina Radtke, Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that AVIVA BUSH, 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 _____, 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 8 day of April, 2003.

Valina Radtke
Notary Public

	NOTARY PUBLIC VALINA RADTKE 3815 South West Temple Salt Lake City, Utah 84115 Commission Expires January 18, 2006 STATE OF UTAH
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My Commission Expires: _____

Provisional Clerk's Office of Salt Lake County