



Eugene "Gene" Moore Fee: \$50.00  
Cook County Recorder of Deeds  
Date: 07/15/2003 02:31 PM Pg: 1 of 3

**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 **Castletown Construction, LLC**, ("Grantee") the following described real estate in Cook County, Illinois.

Lot 3 in Kehl's Resubdivision of Lots 1 to 12 inclusive in Gilbert and Wallace's Subdivision of Blocks 5 and 6 in Clifford's Addition to Chicago, a subdivision of the east half of the southwest quarter of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

P.I.N. # 16-01-325-002-0000

Property Commonly Known As: 873 N. Francisco, Chicago, IL 60622

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: May 8, 2003

TCIFREO2, LLC,  
by: FAIRBANKS CAPITAL CORP., a Utah corporation, its attorney in fact

*[Signature]*  
By: AVIVA BUSH, DOC. CONTROL OFFICER

CITY OF CHICAGO



JUN. 30. 03

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

0960000000	REAL ESTATE TRANSFER TAX
#	0112500
	FP 102812

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:  
Kevin Burke  
11 EAST ADAMS #1400  
Chicago IL 60603

*8/5/03*

# UNOFFICIAL COPY

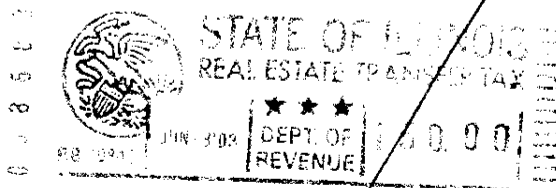
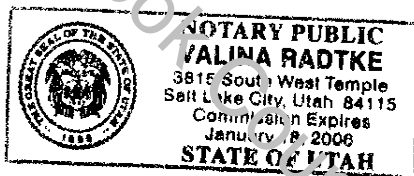
STATE OF Utah )  
COUNTY OF Salt Lake ) ) SS:

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 27 day of May, 2003.

Valina Radtke  
Notary Public

My Commission Expires: 1-18-06



Property of Cook County Clerk's Office

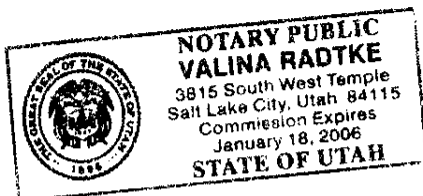
# UNOFFICIAL COPY

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

I, the undersigned, Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that ~~AVIVA BUSH, DOC. CONTROL OFFICER~~ personally known to me to be 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 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 the uses and purposes therein set forth.

Given under my hand and official seal this 27 day of May, 2003

Valina Radtke My Commission Expires: \_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office