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SPECIAL WARRANTY DEED

TCIF REO2, 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 **Anne Bergl**, ^{OF 2532 W. Warren} ("Grantee") the following described real estate in Cook County, Illinois: *Chicago*



Doc#: 0407914012
 Eugene "Gene" Moore Fee: \$28.00
 Cook County Recorder of Deeds
 Date: 03/19/2004 08:16 AM Pg: 1 of 3

Lot 20 in block 1 in Fred Nau and Company's Resubdivision of Blocks 5 & 6 in Telford and Watson's Addition to Chicago, being a subdivision of Blocks 3 and 4 of the Foster Subdivision of the East 1/2 of the Southeast 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

P.I.N. # 16-03-421-040

Property Commonly Known As: 900 N. Karlov Ave., Chicago, IL 60651

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: January 28, 2004

FAIR C 713560 10/22

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

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

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

via subsequent filings to the following return
 to: *Rodney L. Jacobs, Esq.*
 P.O. Box 5183

mail tax to:
Bill
 Anne Bergl
 2532 W. Warren
 Chicago, IL 60612

Buffalo Grove, IL 60089

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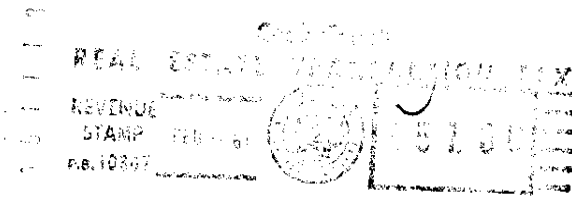
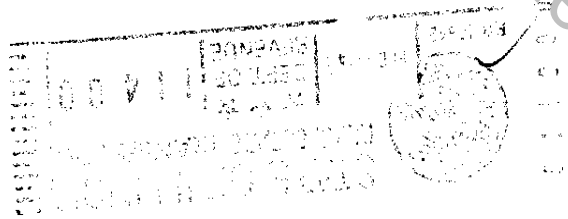
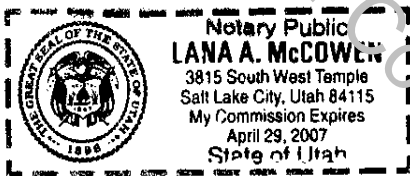
STATE OF Utah)
COUNTY OF Salt Lake)) SS:

I, LANA A McCowen, Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that AVIVA BUSH, DOC. CONTROL OFFICER is 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 AVIVA BUSH, 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 28 day of January, 2004.

Lana A McCowen
Notary Public

My Commission Expires: _____



Property of Cook County Clerk's Office

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EXHIBIT A

Lot 20 in block 1 in Fred Nau and Company's Resubdivision of Blocks 5 & 6 in Telford and Watson's Addition to Chicago, being a subdivision of Blocks 3 and 4 of the Foster Subdivision of the East 1/2 of the Southeast 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

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