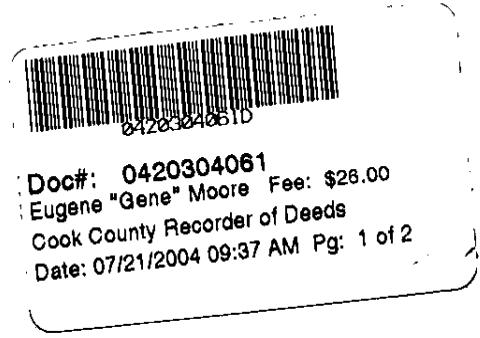


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546997 TILOR
UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)



THE GRANTOR 3325-27 Fulton, LLC
an Illinois limited liability
Company with offices in the City
of Chicago, County of Cook,
State of Illinois for and in
consideration of TEN AND NO
HUNDREDTHS DOLLARS (\$10.00),
and other good and valuable
consideration, in hand paid,
CONVEYS and WARRANTS to

Baltic Avenue Properties, Inc., an Illinois corporation

the Real Estate situated in the County of Cook in the State of Illinois, which is
described on page two hereof, hereby releasing and waiving all rights under and by
virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD
forever.

Permanent Real Estate Index Number(s): 16-11-408-011

Address(es) of Real Estate: 3331 W. Fulton, Chicago, IL

DATED this 24th day of June, 2004

3325-27 Fulton, LLC

[Signature]
Geoff Pierce, Manager

State of Illinois)

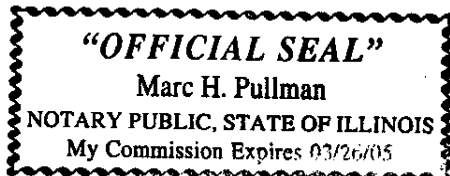
County of Cook) s.s.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that Geoff Pierce, personally known to me to be the same person whose
name he subscribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that he signed, sealed and delivered the said instrument as his free
and voluntary act, for the uses and purposes therein set forth, including the release
and waiver of the right of homestead.

Given under my hand and official seal, this 24th day of June, 2004.

[Signature] Notary Public
Commission expires March 26, 2005

BOX 15




2
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LEGAL DESCRIPTION


Lot 24 in the subdivision of block 8 in T yrell, Barrett and Kerfoot's subdividison of the East quarter of Southeast quarter, No rth of Lake Street, section 11, township 39 north, range 13, east of the third principal meredian, in Cook County, Illinios


SUBJECT TO: covenants, conditions and restrictions of record; which do not affect purchaser's use and enjoyment of the prop erty and which do not provide for forfeiture or reversion in the event of breach; utility easements, which do not underlie the property; general real estate taxes for the year 2003 and subsequent years.

 COOK COUNTY REAL ESTATE TRANSACTION TAX JUL. 13.04 REVENUE STAMP	# 0000020356	REAL ESTATE TRANSFER TAX
		00115.00
		FP326707

AFTER RECORDING MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
Cherie Thompson, Esq. 19 S. LaSalle, Suite 302 Chicago, IL 60603	Baltic Avenue Properties, Inc. 19 S. LaSalle, Suite 302 Chicago, IL 60603

This instrument was prepared by: Marc H. Pullman, 180 North LaSalle, Suite 2420, Chicago, Illinois 60601

STATE TAX  JUL. 13.04 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000020420	REAL ESTATE TRANSFER TAX
		00230.00
		FP 102809

CITY TAX  JUL. 13.04 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000012975	REAL ESTATE TRANSFER TAX
		01725.00
		FP 102803