

SPECIAL WARRANTY DEED

Prepared by:

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After recording, mail to:

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Doc#: 0420403088
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/22/2004 02:18 PM Pg: 1 of 3

Above Space for Recorder's use only

THIS AGREEMENT, made as of this 19th day of July, 2004, between **GEORGE A. AZAR**, an unmarried individual residing in FR. WAYNE, IN ("Grantor"), and **858-868 NORTH FRANKLIN LLC**, an Illinois limited liability company, having an address of 2636 N. Lincoln, 1st Floor, Chicago, Illinois 60614 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of Ten and 00/00 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee, and to its successors and assigns, FOREVER, Grantor's undivided one-third interest in the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Lots 18, 19, 20, 21 and 22 in Block 27 in Johnston, Roberts and Storr's Addition to Chicago in the West 1/2 of the South East 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, 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 described, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for himself and his heirs, does covenant, promise and agree, to and with Grantee, its successors and assigns, that he has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under him, he WILL WARRANT AND DEFEND, subject to those matters set forth in Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Number(s): 17-04-437-014, 17-04-437-015, 17-04-437-016, and 17-04-437-017

Property Address: 858-62 North Franklin Avenue, Chicago, Illinois

THIS IS NOT HOMESTEAD PROPERTY.

3 of 5 KLC
DEC
86527
1ST AMERICAN TITLE Order #

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the day and year first above written.



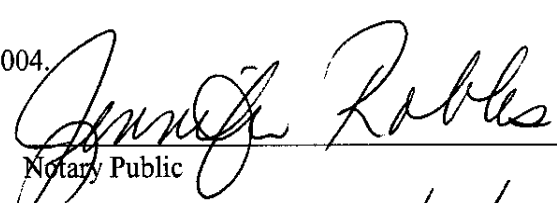
GEORGE A. AZAR

STATE OF ILLINOIS §

COUNTY OF COOK §

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that GEORGE A. AZAR, 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 he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

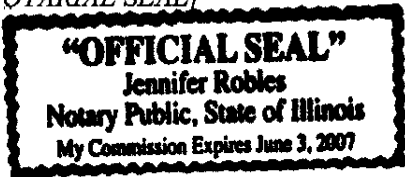
Given under my hand and notarial seal, this 19th day of July, 2004.



Notary Public

My commission expires 06/03/07

[NOTARIAL SEAL]



City of Chicago

Dept. of Revenue

346431

07/22/2004 10:51



Batch 03105 66

Real Estate

Transfer Stamp

\$5,602.50

Send subsequent tax bills to:

858-868 NORTH FRANKLIN LLC

2636 N. Lincoln

1st Floor

Chicago, Illinois 60614

First American Title

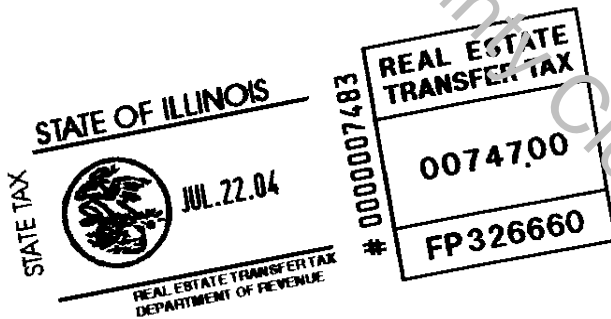
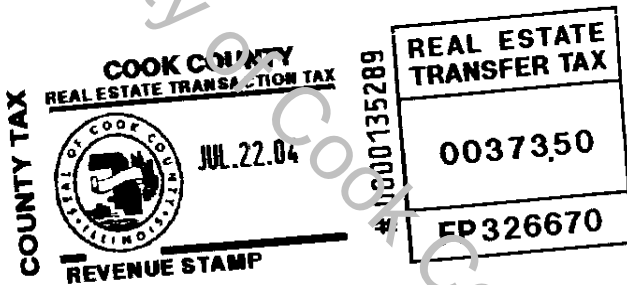
Order #...

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Exhibit A

PERMITTED ENCUMBRANCES

1. General taxes for the year 2003 and subsequent years, not yet due or payable.
2. Rights of MK-I, L.L.C., as tenant only, under that certain lease dated June 29, 1998, a memorandum of which was recorded August 31, 1998 as document 98776170, as assigned.
3. Terms, provisions, conditions and limitations of the Urban Renewal Plan known as Project Chicago-Orleans, recorded April 9, 1969 as document 20806067.



First American Title
Order # _____