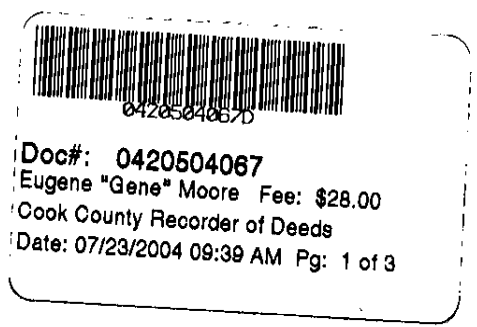


SPECIAL WARRANTY DEED

MAIL TO: Steven Sandusky
20 N Clark St Suite 1725
Chicago, IL 60602

NAME & ADDRESS OF TAXPAYER:
BSD Ventures, LLC
6666 N Western Ave
Chicago, IL 60645



RECORDER'S STAMP

THE GRANTOR: PLEDGED PROPERTY II, LLC, created and existing under and by virtue of the laws of the State of Illinois for and in consideration of TEN (\$ 10.00) DOLLARS and other good and valuable considerations in hand paid.

CONVEYS to: BSD VENTURES, LLC
6666 N. WESTERN AVENUE, CHICAGO, ILLINOIS 60645

all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

THE NORTH 1/2 OF LOT 26, AND THE SOUTH 13 FEET OF LOT 27, IN BLOCK 1, IN STORKE'S SUBDIVISION OF AUBURN, A RESUBDIVISION OF BLOCKS 1 TO 16 IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28 TOWNSHIP 38 NORTH RANGE 14 (EXCEPT RAILROAD LANDS IN BLOCKS 15 AND 16, LOT 10 IN BLOCK 3, AND LOTS 3 AND 4 IN BLOCK 7, LOT 4 AND THE NORTH HALF OF LOT 5 IN BLOCK 10, AND LOT 12 IN BLOCK 12) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 20-28-324-003-0000
Property Address: 7809 S. LOWE AVENUE, CHICAGO ILLINOIS 60620

Subject to: general real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; and limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration.

THIS PROPERTY IS BEING CONVEYED IN "AS IS" CONDITION. Grantor makes no representations or warranties, either express or implied with respect to the condition of the property, habitability, good and workmanlike construction or fitness for a particular purpose and all representations or warranties are hereby expressly excluded.

2004

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Property of Cook County



Office

