St American Title NOFFICIAL COPY

SPECIAL WARRANTY DEED

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

NAME & ADDRESS OF TAXPAYER:

BSD Yentures LLC

Chicago, IL 60645



Doc#: 0420504067

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds

Date: 07/23/2004 09:39 AM Pg: 1 of 3

RECORDER'S STAMP

THE GRANTOF: PLEDGED PROPERTY II, LLC, created and existing under and by virtue of the laws of the State of <u>Nelectors</u> 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 ½ OF LOT 26, AND THE SOUTH 13 FEET OF LOT 27, IN BLOCK 1, IN STORKE'S SUBDIVISION OF AUBURN, A HESUBDIVISION OF BLOCKS 1 TO 16 IN THE WEST ½ OF THE SOUTHWEST ¼ 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 NOTTH 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 ILI.INOIS 60620

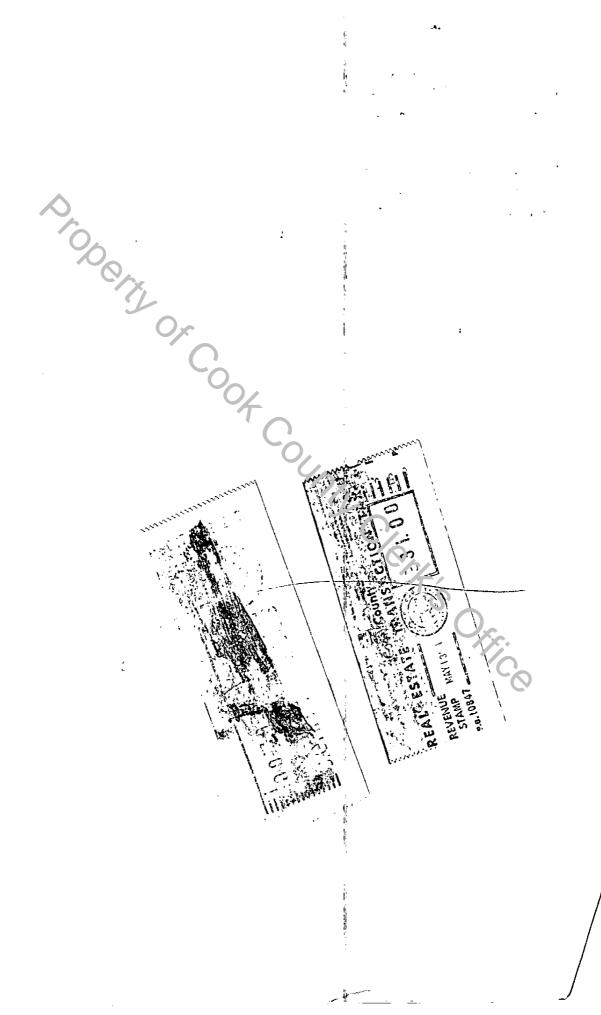
Subject to: general real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, consitions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements 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.

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GRANTOR, for itself and its successors and assigns, covenants and warrants that it has not done or suffered to be done, anything whereby the above-described real estate hereby granted shall or may be encumbered or charged in any manner whatsoever.

In Witness Whereof, said Grantor has caused its name to be signed to by PLEDGED PROPERTY II, LLC, these presents by its, and attested by its, this) \(\text{\text{M}} \) day of \(\text{\text{M}} \) \(\text{\text{L}} \).
PLEDGED PROPERTY II, LLC
Attest: By: SANDRA CASTILLE ASST. MANAGER REO DEPT.
STATE OF Toxos))ss
County of Hornis ()
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that SASTALLE personally known to me to be the of Plaged Property 11 LLC , and personally known to me to be the said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in
person and severally acknowledged that as such SAWNRA CASTILLE and, they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their 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
MUNICIPAL TRANSFER STAMP (If Required) ILLINOIS TRANSFER STAMP
NAME & ADDRESS OF PREPARER: KROPIK, PAPUGA & SHAW 120 South LaSalle Chicago, Illinois 60603 CITY OF CHICAGO TRANSFER TAX O0465.00 FP 102812
REAL ESTATE TRANSPORTED TO THE PROPERTY OF REVENUE