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Warranty Deed

Mail to:

David Lesser
Attorney at Law
2105 N. Southport, Ste 201
Chicago, Illinois 60614

Doc#: 0421045194
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 07/28/2004 02:41 PM Pg: 1 of 3

Name & Address of Taxpayer:

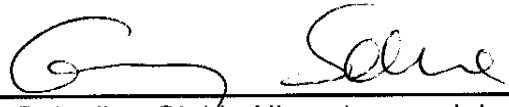
The GRANTOR(S), PGN - Polonijna Gięda Nieruchomosci, Inc. d/b/a PGN, Inc., an Illinois corporation, in good standing as of the date of this transfer, for the consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does hereby GRANT, WARRANT and CONVEY to Karma Group, LLC, the following described real estate situated in COOK COUNTY, ILLINOIS, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Common Address: 8055 S. Ada, Chicago, Illinois 60629
Property Index Number ("P.I.N."): 20-32-113-017-0600

This Deed is conveyed SUBJECT TO the following items and/or conditions: (1) All non-delinquent real estate taxes and taxes for subsequent years; (2) special taxes or assessments for improvements or installments not yet due and payable at the time of closing; (3) public and utility easements, covenants, and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property; (4) applicable zoning and building laws and ordinances; (5) the Purchaser's mortgage; (6) existing leases and tenancies, if any; and (7) acts done or suffered by the Purchaser.

In Witness hereof, the Grantor(s) herein have caused its corporate seal to be hereto affixed and has caused its name to be signed by its President and the sole shareholder this 19th day of July, 2004.

X 

PGN - Polonijna Gięda Nieruchomosci, Inc.
BY: Greg Sarwa, President

File # 39175



INTEGRITY TITLE
420 LEE STREET
DES PLAINES, IL 60016

~ Document Continues on Reverse Side ~

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I, CARLO G. D'AGOSTINO, a Notary Public in and for Cook/Dupage/Lake County, in the State of Illinois, do hereby CERTIFY that:

Greg Sarwa

is/are personally know to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument and that said person(s) appeared before me this day in person and acknowledged their signature, seal, and intended delivery of the said instrument herein and their free and voluntary act, for the use and purposes therein set forth.

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



Carlo G. D'Agostino
Notary Public

Prepared by:

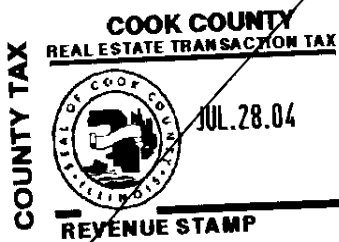
Carlo G. D'Agostino
Attorney at Law
420 Lee Street
Des Plaines, Illinois 60016
Phone: (847) 803-6065
Facsimile (847) 803-8358

City of Chicago
Dept. of Revenue
347182
07/28/2004 14:27

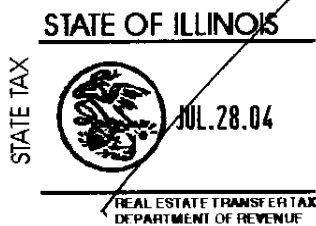


Real Estate
Transfer Stamp
\$3,750.00

Batch 07263 91



COOK COUNTY REAL ESTATE TRANSACTION TAX
0000135807
REAL ESTATE TRANSFER TAX
0025000
FP326670



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
0000067909
REAL ESTATE TRANSFER TAX
0050000
FP326669

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EXHIBIT "A" LEGAL DESCRIPTION

LOT 19 AND LOT 20 IN BLOCK 6 IN AUBURN HIGHLANDS, BEING HART'S SUBDIVISION OF BLOCKS 1,2, 7 AND 8 IN CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office