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Doc#: 0426005180
Eugene "Gene" Moore Fee: \$54.00
Cook County Recorder of Deeds
Date: 09/18/2004 11:17 AM Pg: 1 of 4

Mail to: CHRIS KOZIOŁ
5710 N. NORTHWEST HWY
CHICAGO ILL 60646

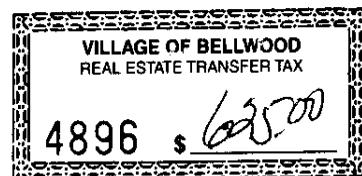
SPECIAL WARRANTY DEED

THE GRANTOR MONUMENT STREET FUNDING, II, LLC a corporation created and existing under and by virtue of the laws of the state of Delaware, and duly authorized to transact business in the State of Illinois, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby **SELL** and **CONVEY** to JERZY TROCHIM the real estate situated in the County of Cook, State of Illinois, to wit;

THE NORTH 6.25 FEET OF LOT 28 (EXCEPT THE EAST 24 FEET THEREOF) AND LOT 29 (EXCEPT THE EAST 24 FEET THEREOF) AND THE SOUTH 3.5 FEET OF LOT 30 (EXCEPT THE EAST 24 FEET THEREOF) IN BLOCK 1 IN SHEKLETON BROTHERS THIRD ADDITION, A SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 16, TOWNSHIP 39 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: the following reservations from and exceptions to the conveyance and the warranty of title made herein shall apply:

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property, (hereintofore, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character in the oils, gas, or minerals of



BOX 15

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TICOR TITLE
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record in any county in which any portion of the Property is located;

- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) All valorum taxes, fees and assessments. If any; for the current year and all prior and subsequent years the payment of which Grantee assumes (at the time of transfer of title) And all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to the presence or absence of improvements, if any; on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

Commonly known as 1033 30th Street, Bellwood, IL 60104
PIN 15-16-212-053

TO HAVE AND TO HOLD the premises aforesaid, With all and singular rights, privileges, appurtenances and immunities thereto belonging or in anyways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

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In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Asst. Vice President, this 29 day of June, 2004.

MONUMENT STREET FUNDING, II, LLC
By: Centurion Funding, Inc., It's managing member

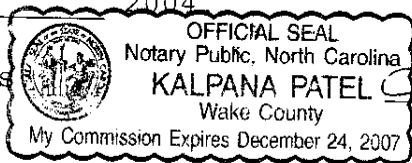
by Sara B Mitchell AVP
Sara B Mitchell, Assistant Vice President

State of (North Carolina)
County of Wake

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Sara B. Mitchell personally known to me to be the AVP of MONUMENT STREET FUNDING, II, LLC and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and severally acknowledged that as such AVP he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

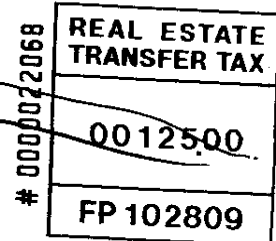
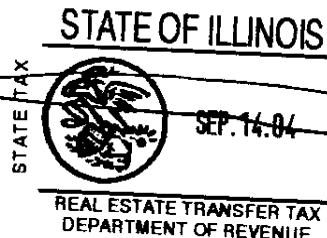
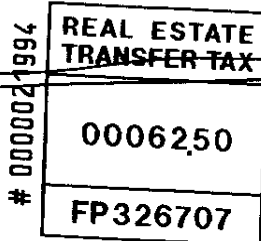
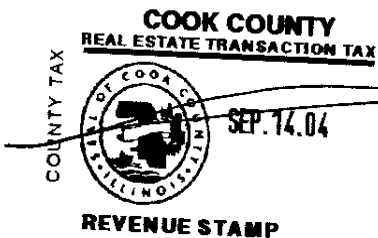
Given under my hand and official seal, this 29 day of June, 2004.

Commission expires



Kalpana Patel
Notary Public

This instrument prepared by Mary F. Murray, 6223 N. Navajo, Chicago, Illinois.



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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000546646 CH

STREET ADDRESS: 1033 30TH AVE.

CITY: BELLWOOD

COUNTY: COOK COUNTY

TAX NUMBER: 15-16-212-053-0000

LEGAL DESCRIPTION:

THE NORTH 6.25 FEET OF LOT 28 (EXCEPT THE EAST 24 FEET THEREOF) AND LOT 29 (EXCEPT THE EAST 24 FEET THEREOF) AND THE SOUTH 3.5 FEET OF LOT 30 (EXCEPT THE EAST 24 FEET THEREOF) IN BLOCK 1 IN SHEKLETON BROTHERS THIRD ADDITION, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office