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**SPECIAL WARRANTY
DEED
(Corporation to
Individual)
(Illinois)**

THIS INDENTURE,
made this 27th day of
December, 2004, between
**BREAKING GROUND,
INC.**, f/k/a Upward
Bound Inc., d/b/a Upward
Bound Development a
corporation created and
existing under and by
virtue of the laws of the



Doc#: 0501033003
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 01/10/2005 07:20 AM Pg: 1 of 4

State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **DANA STEVENS**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook in the State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainders and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, 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 the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it 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 it, it WILL WARRANT AND DEFEND, subject to the matters set forth on Exhibit B attached hereto and made a part hereof:

Permanent Real Estate Index Number(s): 16-23-205-042-0000

Address of Real Estate: 1250 S. Spaulding, Chicago, Illinois

Box 400-CTCC

8238559 D2 MM 1

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EXHIBIT A

LEGAL DESCRIPTION


LOT 27 IN BLOCK 1 IN DOWNING, CORNING & PRENTISS DOUGLAS PARK ADDITION TO CHICAGO, A SUBDIVISION OF BLOCK 4 AND LOT 2 IN BLOCK 3 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SE 1/4 LYING NORTH OF THE CENTERLINE OF OGDEN AVENUE OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1250 S. SPAULDING, CHICAGO, ILLINOIS

PIN NO: 16-23-205-042-0000

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX




JAN - 6.05

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0007825
000002018
FP 103022

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

CITY TAX



JAN - 6.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0117375
000007216
FP 103023

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EXHIBIT B

1. Taxes for 2004 tax year.
2. Terms, provisions, covenants, conditions, restrictions and limitations of the ordinance approving the Urban Renewal Plan, a copy of which was recorded May 20, 1968 as Document 20494541
3. Covenants, conditions and restrictions contained in Deed dated February 2, 2004 and recorded February 6, 2004 as Document number 0403739044 relating to:

Use of the Land under the provisions of the New Homes for Chicago Program and regarding the costs of buildings to be constructed on the Land.

Payment of real estate taxes.

Construction of single family homes or 2-flat buildings.

Grantee shall not convey Land without written approval of Grantor.

Discrimination.

Employment obligations.

(For further particulars, see record.)

4. Terms, provisions and conditions of Redevelopment Agreement, New Homes for Chicago, Upward Bound, Inc., dated March 14, 2003 and recorded June 20, 2003 as Document 031811149 as amended from time to time. (Affects the Land and other property) (For further particulars, see record)
5. Affordable Housing Program Recapture Agreement made by and between Bank One, NA and Upward Bound, Inc., d/b/a Upward Bound Development, dated June 11, 2003 and recorded June 30, 2003 as Document Number 031811157.

First Amendment to Affordable Housing Program Recapture Agreement recorded September 2, 2003 as Document Number 0324505024. (Affects the Land and other property) (For further particulars, see record)