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First American Title Insurance Company



Doc#: 0508427166
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 03/25/2005 03:17 PM Pg: 1 of 4

**QUIT CLAIM DEED
ILLINOIS STATUTORY
Individual**

THE GRANTOR(S) PRINCE R. PRESTON and GRACE H. PRESTON, his wife, of the City of CHICAGO, County of COOK, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to B & B PROPERTIES II.LLC, an Illinois liability company, of 6921 S. SOUTH CHICAGO AVENUE, CHICAGO, IL 60637 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:


See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes for the year "2004" and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) "2004"

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 20-22-218-042-0000 & 20-22-219-043-0000
Address(es) of Real Estate: 6540 SOUTH RHODES, CHICAGO, IL 60637-3315

Dated this 25 day of March, 2005


PRINCE R. PRESTON

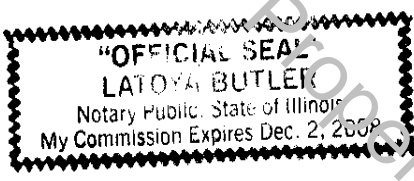

GRACE H. PRESTON

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT PRINCE R. PRESTON and GRACE H. PRESTON, his wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of March, 2005



Latoya Butler (Notary Public)

Prepared by:
MARK J. HELFAND
180 NORTH LASALLE - SUITE 1916
CHICAGO, IL 60601

Mail To:
B & B PROPERTIES II, LLC
6921 S. SOUTH CHICAGO AVENUE
CHICAGO, IL 60637

Name and Address of Taxpayer:
B & B PROPERTIES II, LLC
6921 S. SOUTH CHICAGO AVENUE
CHICAGO, IL 60637

Property of Cook County Clerk's Office

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Property: 6340 South Rhodes, Chicago, Illinois 60637 **County:** Cook

Legal Description: The South 12 feet of Lot 16 and all of Lots 17 and 18 and the North 10 feet of Lot 19 in Block 3 in Oakwood, a Subdivision of the North 1/2 of the South 1/2 of the North East 1/4 of Section 22, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 20-22-218-042
20-22-218-043

Property of Cook County Clerk's Office

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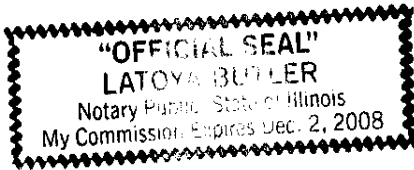
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 25 MARCH 05

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 25th DAY OF March,
2005.



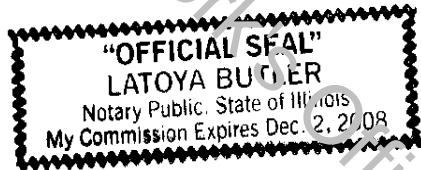
NOTARY PUBLIC [Handwritten Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated MARCH 25th, 2005

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 25th DAY OF March,
2005.



NOTARY PUBLIC [Handwritten Signature]

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]