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SPECIAL WARRANTY DEED

THIS AGREEMENT made this 20th day of January, 2006, between CHICAGO LAND SALES COMPANY, an Illinois Corporation existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Barry W. Koller, sole Trustee, or his successors in Trust under the Barry W. Koller living trust, D.T.D. 7-31-96, 1219 Oakwood Lane, Glerview Illinois 60025, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second part the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as foilows, to wit:



Doc#: 0602732120 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/27/2006 02:48 PM Pg: 1 of 2

Lots 9 and 10 in Block 2 in Ford-tiegewsch Second Addition to Chicago, being a Subdivision of Blocks 1, 2, 3 and 4 (except the right of way of the Calune: Western Railroad Company, in the Subdivision of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

City of Chicago Dept. of Revenue 414623

Real Estate
Transfer Stamp
\$123.75

01/27/2006 10:22 Batch 11884 42

LACALLETITLE FREDOMETITLE 1961

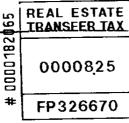
Permanent Index Number(s): 26-30-306-033-0000

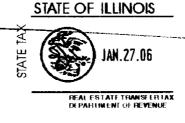
Commonly Known As: 2952 East 127th Street, Chicago IL 60633

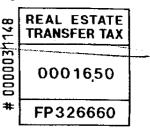
SUBJECT TO: Covenants, conditions and restrictions of record; public private and utility easements; roads and highways; party wall rights and agreements; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed. Seller's expense; provided, however, that none of the foregoing title exceptions shall materially affect Buyer's use and enjoyment of the Property for single family residence purposes.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, 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, its heirs and assigns forever.









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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, its 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 same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested by its Secretary, this 20th of January, 2006.

and accord by its b	corctary, this 20 of January, 2000.
D _C	CHICAGO LAND SALES COMPANY By President
	President Secretary
State of Illinois) 4
County of Cook) ss)
CERTIFY that Timo SALES COMPANY the Secretary of said is subscribed to the acknowledged that su to authority given by as the free and volunt	thy T. Balin, personally known to me to be the President of CHICAGO LAND, an Illinois Corporation, and Timothy T. Balin personally known to me to be corporation, and personally known to me to be the same person whose name foregoing instrument, appeared before me this day in person and severally ach President and Secretary, signed and delivered the said instrument, pursuant the Board of Directors of said corporation, as his free and voluntary act, and ary act and deed of said corporation, for the uses and purposes the said instrument.
Given under my hand	d and official seal, this January 20, 2006.
Commission Expires	"OFFICIAL SEAL" Carey A. Smith Notary Public, State of Illinois My Commission Expires Aug. 30, 2006 NOTARY-PUBLIC
This instrument was p 60602.	prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL
	Send subsequent tax bills to:
Mail To:	