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Cook County Recorder of Deeds
Date: 06/07/2006 01:09 PM Pg: 1 of 5

Above Space for Recorder's use only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and entered into as of the date set forth below by ODYSSEY INVESTMENTS, L.L.C, an Illinois limited liability company ("Grantor"), to RICARDO MARTINEZ ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois, known and described as follows, to wit:

Legal Description on Exhibit A attached hereto and made a part hereof (the "Property").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or in equity, of, in and to the Property, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, as above described, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and it WILL WARRANT AND DEFEND, the Property against all persons

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lawfully claiming, or to claim the same, by, through or under Grantor and no other, subject only to those matters set forth on **Exhibit B** attached hereto and incorporated herein.

[Remainder of page intentionally left blank.]

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 15 FEET OF LOT 17, AND THE NORTH 20 FEET OF LOT 18, IN THAMMASSON'S 2ND RAVENSWOOD ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST ½ OF THE WEST ½ OF BLOCKS 20 AND 29 OF JACKSON'S SUBDIVISION OF THE SOUTH EAST ¼ OF SECTION 11, AND THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

STREET ADDRESS:

4908 NORTH TROY ~~AVENUE~~^{ST. Ave.}, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER : 13-12-309-023-0000

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EXHIBIT B

EXCEPTIONS TO TITLE

1. ~~Present and future laws, codes, ordinances, resolutions, orders and regulations of all municipal, county, state or federal governments having jurisdiction over the Property and the use of improvements thereon.~~
2. All covenants, conditions and restrictions of record.
3. Public and utility easements.
4. Matters which would be disclosed by an accurate survey of the Property.
5. General real estate taxes for the year 2005 and subsequent years not yet due and payable.
6. Acts of Grantee, and those claiming by, through and under Grantee.
7. Existing leases and tenancies.