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This instrument was prepared by:

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Chicago, Illinois 60610

After recording, please return to:

Bernard P. Edelman
Edelman & Partners
77 West Washington, Suite 1514
Chicago, IL 60602



Doc#: 0700233221 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/02/2007 11:26 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by the undersigned grantor, **LASALLE BANK NATIONAL ASSOCIATION**, a national banking association ("**Grantor**"), the Grantor does hereby grant, bargain, sell and convey unto **HIGGINS ROAD, LLC**, an Illinois limited liability company ("**Grantee**"), the following described real estate (the "**Property**"):

THAT PART OF LOTS 1 AND 50 AND VACATED NORTH FAIRVIEW AVENUE ADJOINING SAID LOTS 1 AND 50 TAKEN AS A TRACT DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE STRAIGHT NORTHERLY AND STRAIGHT EASTERLY LINES OF SAID LOT 50 EXTENDED, THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE AS EXTENDED 87 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE STRAIGHT EAST LINE AFORESAID, 20 FEET TO THE PLACE OF BEGINNING, THENCE CONTINUING SOUTHWESTERLY ALONG SAID PARALLEL LINE 49.85 FEET, THENCE SOUTHEASTERLY 103.09 FEET TO A POINT IN SAID EASTERLY LINE OF SAID LOT 125.48 FEET FROM THE SAID INTERSECTION OF THE STRAIGHT NORTHERLY AND EASTERLY LINES OF SAID LOT AS EXTENDED; THENCE CONTINUING SOUTHEASTERLY IN A STRAIGHT LINE TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG SOUTH LINE OF SAID LOT 1 TO SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH ALONG EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE WEST ALONG NORTH LINE OF SAID LOT 1 BEING ALSO THE SOUTH LINE OF HIGGINS ROAD TO THE AFORESAID INTERSECTION OF THE STRAIGHT NORTHERLY AND STRAIGHT EASTERLY LINE OF SAID LOT 50 EXTENDED,

Box 400-CTCC

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THENCE SOUTHWESTERLY TO THE PLACE OF BEGINNING, ALL IN HIGGINS ROAD ADDITION BEING A SUBDIVISION OF LOTS 13, 14 AND 15 IN PENNOYER SUBDIVISION IN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 12-02-414-018-0000; 12-02-415-001-0000

Property Address: 8303 West Higgins Road, Chicago, Illinois


To have and to hold to the Grantee and its successors and assigns forever.

This conveyance is subject to the following: (a) such matters as are listed on **Exhibit A** attached hereto and made a part hereof; (b) acts of Grantee and those claiming by or through Grantee; (c) roads and highways; (d) general and special real estate taxes and assessments that have been levied, assessed or imposed against the Property and that are not due and payable as of the date hereof; (e) public utility easements of record; (f) covenants, conditions and restrictions of record; (g) all matters that would be revealed by an accurate survey of the Property, including all matters shown on that certain ALTA/ACSM Land Title Survey No. 2005-04261-001 prepared by Gremley & Biedermann, dated September 19, 2005, revised February 14, 2006 as Number 2006-05283 (BB), and last revised on October 12, 2006; and (h) the fact that one or more of the permanent index numbers for the Property pertains to the Property and certain other adjacent real property that is not owned by Grantor and, therefore, not conveyed to Grantee (collectively, the "**Permitted Encumbrances**").

The Grantor does covenant with the Grantee that, subject to the Permitted Encumbrances, the Property is free from all encumbrances made or suffered by the Grantor and that the Grantor will warrant and defend the same to the Grantee and its successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under the Grantor.

SEND SUBSEQUENT
REAL ESTATE
TAX BILLS TO:

Higgins Road, LLC
c/o Axiom Development Corporation
5406 West Devon Avenue, Suite 204
Chicago, Illinois 60646
Attn: Charles Markopoulos

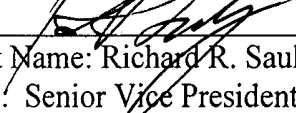
STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX
STATE TAX		0500000
	DEC. 29. 06	# 0000006706
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 103024

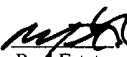
[Signature page follows.]


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IN WITNESS WHEREOF, the Grantor has caused the execution of this Special Warranty Deed as of the 21st day of December, 2006.

LASALLE BANK NATIONAL ASSOCIATION, a national banking association

By: 
Print Name: Richard R. Saulig
Title: Senior Vice President

Approved
ABN
AMRO

Real Estate
DAB
Legal

COUNTY TAX

REVENUE STAMP
DEC. 29.06
COOK COUNTY
REAL ESTATE TRANSACTION TAX
0000004732
REAL ESTATE TRANSFER TAX
02500.00
FP 103022

CITY TAX

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
DEC. 29.06
CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
0000004570
37500.00
FP 103023

NOTARY ACKNOWLEDGMENT

State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, hereby certify that Richard R. Saulig, whose name as the Senior Vice President of LaSalle Bank National Association, a national banking association, is signed to the foregoing Special Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, as such Senior Vice President and with full authority, executed the same voluntarily for and as the act of said national banking association.

Given under my hand this 21st day of December, 2006.


Notary Public



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EXHIBIT A TO SPECIAL WARRANTY DEED

Certain Permitted Encumbrances

1. Encroachment of the fence located mainly on the Property onto the property north and adjoining by approximately .48 to 5.30 feet and south and adjoining by undisclosed amounts; Encroachment of three signs located mainly on the Property onto the property north and adjoining by undisclosed amounts; encroachment of the building located mainly on the Property onto the property northwesterly and adjoining by approximately .10 feet; encroachment of the guard rail located mainly on the Property on the property north and adjoining by approximately 3.36 and south and adjoining by undisclosed amounts; all as shown on ALTA/ACSM Land Title Survey No. 2005-04261-001 prepared by Gremley & Biedermann, dated September 19, 2005, revised February 14, 2006 as Number 2006-05283 (BB), and last revised on October 12, 2006.
2. Unrecorded easement in favor of public and quasi-public utility companies for the right to maintain and repair storm catch basins and unclassified manholes, together with the right of access thereto as disclosed by ALTA/ACSM Land Title Survey No. 2005-04261-001 prepared by Gremley & Biedermann, dated September 19, 2005, revised February 14, 2006 as Number 2006-05283 (BB), and last revised on October 12, 2006.
3. Rights of municipality, the State of Illinois, the public and adjoining owners in and to vacated Fairview Avenue.
4. Rights of the public and quasi-public utilities, if any, in said vacated Fairview Avenue for maintenance therein of poles, conduits, sewers and other facilities.
5. Covenants, restrictions and easements contained in Plat of Subdivision recorded June 14, 1944 as Document No. 13319769.
6. Easement and right of access in favor of Central Telephone Company of Illinois recorded as Document No. 21111048.
7. Covenants, conditions and restrictions contained in the Deed from the County of Cook recorded June 30, 1965 as Document No. 19512055.
8. Rights of utility companies in and to facilities located on, along, under or over the Property disclosed by Deed recorded June 30, 1965 as Document No. 19512055.