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Prepared by:
Hinckley Allen & Snyder
28 State Street
Boston, MA 02109
Attn: Paul A. Hedstrom, Esq.



Doc#: 0703722118 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/06/2007 03:33 PM Pg: 1 of 5

~~After recording, return to:
Morgan, Lewis & Bockius LLP
1701 Market Street
Philadelphia, PA 19103
Attn: Eric L. Stern, Esq.~~

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 6th day of July, 2006, by and between Charter One Bank, N.A., a national banking association, successor to Lyons Savings and Loan Association as to Parcel 1 AND Bank of Lyons, as Trustee as to Parcel 2, with an address of c/o Citizens Financial Group, Inc. 480 Jefferson Boulevard, Warwick, Rhode Island 02886 (hereinafter "Grantor"), and CRE JV Mixed Five Branch Holdings LLC, a Delaware limited liability company, whose address is c/o First States Management Corp., L.P., 680 Old York Road, Jenkintown, PA 19046 (hereinafter "Grantee")

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WITNESSETH:

THAT Grantor, in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, to it paid by Grantee the receipt of which is hereby acknowledged, does by these presents, remise, release, alien and convey unto Grantee, its successors and assigns, forever, the lots, tracts or parcels of land described on Exhibit "A" attached hereto and incorporated herein by reference, 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, claims or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, subject to the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, hereditaments, appurtenances and immunities thereto belonging or in any wise appertaining unto Grantee and unto Grantee's heirs, successors and assigns forever, Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor except as aforesaid; and that Grantor will warrant and defend the title to said premises unto Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

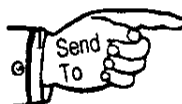
[Remainder of Page Intentionally Blank]

First American Title Order # 218586-29

HV 1 of 6

IL - 21

#588730v2



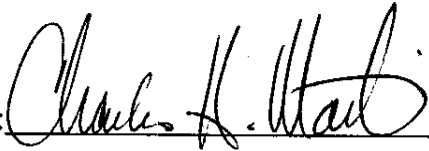
First American Title Insurance Company
Attn: Heather Vree
30 N. LaSalle St, Suite 310
Chicago, IL 60602

90

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year above written.


Charter One Bank, N.A., a national banking association

By: 

Charles H. Martin
Vice President

Property of Cook County Clerk's Office

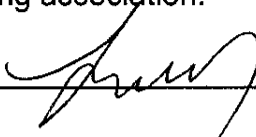
STATE TAX	STATE OF ILLINOIS	# 880800000	REAL ESTATE TRANSFER TAX
	 FEB.-6.07		0167550
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103037

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000018637	REAL ESTATE TRANSFER TAX
	 FEB.-6.07		0083775
	REVENUE STAMP		FP 103042

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COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

On this 26th day of June, 2006, before me, the undersigned notary public, personally appeared Charles H. Martin, Vice President of Charter One Bank, N.A., a national banking association, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding page, and acknowledged to me that he signed it voluntarily for its stated purpose and was his free act and deed as Vice President of Charter One Bank, N.A., a national banking association.
(official seal)





Leri-Ann Zannini
Notary Public
Commonwealth of Massachusetts
Commission Expires June 19, 2009

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Exhibit A

FA-29/IL-21
 4001 S. Harlem Avenue
 Stickney, Illinois
 Cook County

PARCEL 1:
 LOTS 17 AND 18 IN BLOCK 2 IN NEW BOHEMIA HOME ADDITION, A SUBDIVISION OF LOTS 34 AND 35 IN CIRCUIT COURT PARTITION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
 LOT 16 IN BLOCK 2 IN NEW BOHEMIA HOME ADDITION, A SUBDIVISION OF LOTS 34 AND 35 IN CIRCUIT COURT PARTITION IN SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
 LOTS 19 TO 26 BOTH INCLUSIVE IN BLOCK 2 IN NEW BOHEMIA HOME ADDITION, A SUBDIVISION OF LOTS 34 AND 35 IN CIRCUIT COURT PARTITION IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers:

19-06-104-001-0000 Vol. 188 (Lot 17)
 19-06-104-002-0000 Vol. 188 (Lot 18)
 19-06-104-011-0000 Vol. 188 (Lot 16)
 19-06-104-003-0000 (Lot 19)
 19-06-104-004-0000 (Lot 20)
 19-06-104-005-0000 (Lot 21)
 19-06-104-006-0000 (Lot 22)
 19-06-104-007-0000 (Lot 23)
 19-06-104-008-0000 (Lot 24)
 19-06-104-009-0000 (Lot 25)
 19-06-104-010-0000 (Lot 26)

VILLAGE OF STICKNEY

REAL ESTATE TRANSFER TAX

DATE 02-06-2007

AMOUNT PAID \$ 8377.00

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Exhibit "B"

The following matters to the extent valid, subsisting and enforceable:

1. All matters of record.
2. Zoning, use and building regulatory ordinances, if any.
3. Taxes and assessments, both general and special, not yet due and payable.
4. The lease executed between Grantor and Grantee of even date herewith.