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Doc#: 0707860074 Fee: \$34.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds

Date: 03/19/2007 11:25 AM Pg: 1 of 6

Prepared by: Anthony P. Vernace, Esq. Morgan, Lewis & Bockius LLP 5300 Wachovia Financial Center 200 South Biscayne Blvd. Miami, Florida 33131

SPECIAL WARRANTY DEED

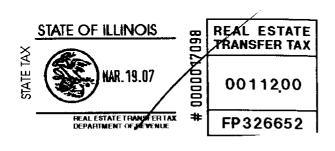
THIS SPECIAL WARRANTY DEED, made and entered into by and between FIRST STATES INVESTORS 4406, LLC, a Delaware limited liability company as GRANTOR, and TED MAVRAKIS, an individual, with a mailing address at 1601 Sherman, Evanston, IL 60210, as GRANTEE.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, does by these presents BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee that certain real estate situated in the County of Cook, State of Illinois, and legally described in Exhibit A attached to this Special Warranty Deed and by this reference made a part hereof (the "Property").

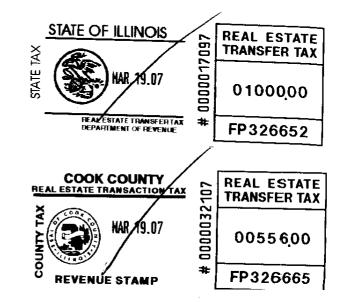
SUBJECT, HOWEVER, to the permitted exceptions listed on Exhibit B attached to this Special Warranty Deed and by this reference made a special part hereof, Grantee hereby accepting and agreeing to the same by Grantee's acceptance and recordation of this Special Warranty Deed.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging to the extent not encumbered, restricted or reserved as contemplated by this Special Warranty Deed unto the Grantee and its successors and assigns forever.

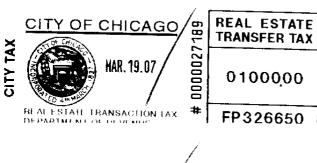
Grantor hereby covenants that, except as noted above, at the time of delivery of this Special Warranty Deed the Property was free from all encumbrances made by it and that Grantor shall and will WARRANT AND DEFEND the title to the Property unto the Grantee and its successors and assigns forever, against the lawful claims of all persons claiming by, in rough or under Grantor but against none others.



1-MI/590081.1



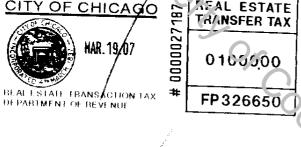
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EXECUTED on the date set forth in the acknowledgment attached hereto to be effective as of the 12 day of January, 2007.

	"Grantor"
ATTEST:	FIRST STATES INVESTORS 4406, LLC, a
By:	By: Edward J. Matey Jr. Vice President
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF MONTGOMEKY)
On this 17 day of January 2007, be personally known, who, being by me duly sworn First States Investors 4406, LLC, a Delawice lim was signed on behalf of said limited liability combe the free act and deed of said limited liability combe	ited liability company, and that said instrument pany, and who acknowledged said instrument to
IN TESTIMONY WHEREOF, I have hereur to set my hand and affixed my official seal in the County and Commonwealth aforesaid the day and year first above written.	
My Commission Expires: Augusts, 2009	Notaty Public COMMONWEALTH OF PENNSYLVAP A NOTARIAL SEAL CHRISTINE E. HOFFMAN, Notary Public Jenkintown Boro., Montgomery County My Commission Expires August 5, 2009

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EXHIBIT A

Legal Description

Commercial Avenue Cook County, IL (Page 1 of 1)

Lots 1 to 11, Lot 17 and the vacated alley lying North of Lot 17 and South of Lots 7 to 11 in Block 83 in South Chicago, being a subdivision by the Calumet and Chicago Canal and Dock Company of the East ½ of the West ½ and parts of the East fractional ½ of the fractional Section 6, North of the Indian Boundary line, and that part of fractional Section 6, South of the Indian B. Town.

Clark's Office Boundary line, whin Township 37 North, Range 15 East of the Third Principal Meridian, in Cook County, Illino's

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EXHIBIT B

Permitted Exceptions

- 1. Current real estate taxes that are not yet due and payable.
- 2. Such facts or conditions that an inspection or accurate survey would disclose.
- 3. Restrictions and other matters appearing on the plat or otherwise common to the subdivision.
- 4. Existing zoning laws, ordinances and regulations and other laws, ordinances and regulations respecting the Property, and any violations thereof.
- 5. Assess nents for improvements begun or completed after the date of the Purchase and Sale Agreement for the Property.
- 6. All easements, restrictions and agreements of record provided that such easements, restrictions and agreements do not prohibit Purchaser's intended use of the Property.
- nd m.
 To title sc

 Office

 Office 7. Outstanding oil, gas and mineral rights of record without right of entry.
- The other exceptions to title set forth of record. 8.

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LEGAL DESCRIPTION

Legal Description:

LOTS 1 TO 11, LOT 17 AND THE VACATED ALLEY LYING NORTH OF LOT 17 AND SOUTH OF LOTS 7 TO 11 IN BLOCK VSC. 3 EAST.
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NE, ALL IN TOW.
LINOIS

Permanent Index Number:

Property ID:

^6-409-001-0000;
 ^9-002-0000;
 ^13-0000;
 ^1000;

ORAGO

ORA 83 IN SOUTH CHICAGO, BEING A SUBDIVISION BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF THE EAST 1/2 OF THE WEST 1/2 AND PARTS OF THE EAST FRACTIONAL 1/2 OF FRACTIONAL SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE, AND THAT PART OF FRACTIONAL SECTION 6 SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY