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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

Handwritten: 45608680000

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.

Handwritten: P 6 R


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, through or under Grantor but against none others.

Attorneys' Title Guaranty Fund, Inc.
1 S Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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| STATE OF ILLINOIS | |
| STATE TAX |  MAR. 19.07 |
| # 000007098 | REAL ESTATE TRANSFER TAX |
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| STATE OF ILLINOIS | |
| STATE TAX |  MAR. 19.07 |
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| COOK COUNTY | |
| REAL ESTATE TRANSACTION TAX | |
| COUNTY TAX |  MAR. 19.07 |
| # 0000032107 | REAL ESTATE TRANSFER TAX |
| | 00556.00 |
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REVENUE STAMP

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CITY TAX

CITY OF CHICAGO



MAR. 19.07


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

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CITY TAX

CITY OF CHICAGO



MAR. 19.07


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CITY OF CHICAGO



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DEPARTMENT OF REVENUE

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CITY TAX

CITY OF CHICAGO



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DEPARTMENT OF REVENUE

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CITY TAX

CITY OF CHICAGO



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DEPARTMENT OF REVENUE

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| REAL ESTATE TRANSFER TAX |
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Property of Cook County Clerk's Office

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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 Boundary line, all in Township 37 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois

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

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ATTORNEYS' TITLE GUARANTY FUND, INC.

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 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 ILLINOIS

Permanent Index Number:

Property ID:

26-06-409-001-0000;
26-06-409-002-0000;
26-06-409-003-0000;
26-06-409-004-0000;
26-06-409-005-0000;
26-06-409-006-0000;
26-06-409-007-0000

Property Address:

9200 S. Commercial Avenue
Chicago, IL 60617

Property of Cook County Clerk's Office