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THIS INSTRUMENT PREPARED BY:

Matthew B. Brotschul
BROTSCSCHUL POTTS LLC
230 W. Monroe
Suite 250
Chicago, Illinois 60606



Doc#: 0708005219 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/21/2007 12:37 PM Pg: 1 of 4

AFTER RECORDING THIS INSTRUMENT
SHOULD BE RETURNED TO:

Paula Kaplan Berger
Neal Gerber & Eisenberg LLP
Two North LaSalle Street
Suite 2200
Chicago, Illinois 60602

WARRANTY DEED

THIS INDENTURE, made as of March 9, 2007, from **1948 N. DAYTON LLC, an Illinois limited liability company**, having an address of c/o SMH Development LLC, 1137 W. Webster, Chicago, Illinois 60614 & **1950 N. DAYTON LLC, an Illinois limited liability company**, having an address of c/o SMH Development LLC, 1137 W. Webster, Chicago, Illinois 60614 (collectively, "Grantor"), to **DAVID KURTZ & ANN KURTZ, husband and wife, not as tenants in common nor as joint tenants, but as tenants by the entirety**, having an address of 1913 N. Fremont, Chicago, Illinois 60614 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to his successors and assigns in Fee Simple forever.

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


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the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations or record and otherwise.

Property of Cook County Clerk's Office

STATE OF ILLINOIS
 STATE TAX

 MAR. 20.07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


REAL ESTATE TRANSFER TAX
0400000
FP 103024

0000007161

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 MAR. 20.07
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
0200000
FP 103022

0001005193

CITY OF CHICAGO
 CITY TAX

 MAR. 20.07
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
3000000
FP 103023

0000004838


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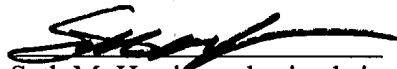
IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Warranty Deed as of the day and year first above written.

GRANTOR:

1948 N. DAYTON LLC,
an Illinois limited liability company

1950 N. DAYTON LLC,
an Illinois limited liability company

By: 
Seth M. Harris, authorized signatory

By: 
Seth M. Harris, authorized signatory

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

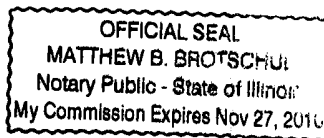
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT *Seth M. Harris, authorized signatory for 1948 N. Dayton LLC, an Illinois limited liability company and authorized signatory for 1950 N. Dayton LLC, an Illinois limited liability company*, appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and as the free and voluntary act of the companies described above for the purposes set forth herein.

Given under my hand and notarial seal this 9th day of March, 2007.



Notary Public

My commission expires on _____, _____



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EXHIBIT A

LEGAL DESCRIPTION

LOTS 17, 18 AND THE NORTHERLY 12 FEET OF 16 IN BLOCK 7 OF SUBDIVISION OF BLOCK 5 OF SHEFFIELDS ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL.

P.I.N: 14-32-409-067-1001; 14-32-409-067-1002; 14-32-409-067-1003;
14-32-409-067-1004; PORTION OF 14-32-409-068-1001;
PORTION OF 14-32-409-068-1002; PORTION OF 14-32-409-
068-1003; PORTION OF 14-32-409-068-1004

PROPERTY ADDRESS: 1946-48 N. DAYTON, CHICAGO, ILLINOIS 60614

MAIL TAX BILL TO: David Kurtz
1913 N. Fremont
Chicago, Illinois 60614