SPECIAL WARRANTY LEDINGEFICIAL COPY

THIS INDENTURE, made this 11 day of ______, 2007, between B G INVESTMENTS INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Chicago Title Land Trust Company, as Trustee under the provisions of a certain Trust Agreement dated June 2007 and known as Trust No. 18002348958 whose address is 181 W. Madison Street, 17th Floor, Chicago, Illinois 60602 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part,

Doc#: 0723640047 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 08/24/2007 10:55 AM Pg: 1 of 2

FIRST AMERICAN
File # 1604 2003

the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit.

Lot 82 in Price and Moss' Subdivision of the Southwest % of the Southwest % of the Northwest % of Section 35, Township 40 North, Range 13, East of the Third Raignal Meridian, in Cook County, Illinois.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder, end remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said promises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: all unpaid general taxes and special assessments and to covenants, conditions, easements and restrictions of record.

Permanent Real Estate Index Number(s): 13-35-123-064-0000

Address(es) of real estate:

An approximate 49'x126'x20'x75'x45' irregularly shaped parcel located at the Northwest corner of Armitage Avenue and the C.M.ST.P&P Railroad, Chicago, IL 60647

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

B G INVESTMENTS INC., a corporation,

Bannia T C

. Gray, President

Attest:

largery E() Baum, Secretary

This instrument prepared by: David R. Gray, Jr., Esq., 120 North LaSalle Street, Suite 1350, Chicago, Illinois 60602

CACADO MAS CAND NO TIVIT H 1800 234855 State and Zip) Control State and Zip) RECORDER'S OFFICE BOX NO. OR STATE OF ILLINOIS) SS: COUNTY OF COOK I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Bonnie J. Gray, personally known to me to be the President of B G INVESTMENTS INC., an Illinois corporation, and Margery E. Baum, personally known to me to be the Secretary of and corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal this d 2007. OFFICIAL SEAL Notary Pub. DAVID R GRAY JR NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:05/09/11 COOK COUNTY STATE TRANSACTION TAX REAL ESTATE TAX 0000046203 TRANSFER TAX COUNTY AUG. 23.07 Individual 000925 REVENUE STAMP FP 103028 TATE OF ILLINOIS REAL ESTATE TRANSFER TAX STATE PECIAL WARRANTY AUG.23.07 Corporation 0001850 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE FP 103027 CITY OF CHICAGO REAL ESTATE 0000013961 CITY TAX TRANSFER TAX AUG.23.07 0013875 REAL ESTATE TRANSACTION TAI DEPARTMENT OF REVENUE * FP 102812