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Prepared By, and
after Recording Return To:

Doc#: 0805918096 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/28/2008 03:55 PM Pg: 1 of 4

Joseph S. Farrell, Esq.
3728 North Southport
Chicago, Illinois 60613

SPECIAL WARRANTY DEED

The Grantor, BPT SOUTH SIDE PROPERTIES, LLC, an Illinois limited liability company, whose address is 200 West Jackson Blvd., Suite 300, Chicago, Illinois 60606, for and in consideration of TEN DOLLARS in hand paid, conveys and transfers to Grantee, BPT-JSI PROPERTIES, LLC, an Illinois limited liability company, whose address is 200 West Jackson Blvd, Suite 300, Chicago, Illinois 60606, any and all of its right, title and interest in the real estate situated in the County of Cook, State of Illinois which is legally described as follows:

See Exhibit A attached hereto

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, but subject to the following exceptions.

- (1) general real estate taxes not due and payable;
- (2) applicable zoning and building laws and ordinances; and
- (3) covenants, conditions, easements, encroachments and restrictions of record.

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45(e).

Dated: February 5, 2008

BPT South Side Properties, LLC

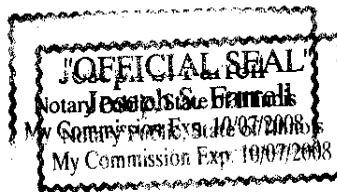
By: 
Its: Manager

1 of 1 Stewart 08030080/15000

Property of Cook County Clerk's Office

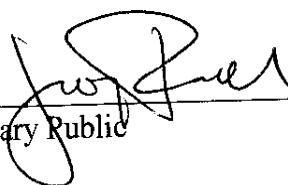
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



The undersigned, a Notary Public, for said County and State, hereby certifies that _____
Katerisk Girardi, personally known to me to be the Manager of Grantor
and whose name is subscribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that he signed and delivered the said instrument as his free and voluntary act on
behalf of Grantor, for the uses and purposes therein set forth, including the release and waiver of all
homestead rights.

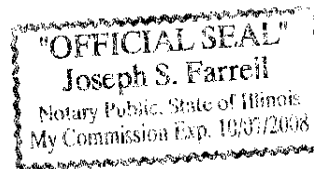
Given under my hand and seal on Feb 5, 2008.



Notary Public

Send Future Tax Bills To:

Mr. Steve Petrosky
200 West Jackson
Suite 300
Chicago, Illinois 60606



City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp
\$0.00

545174

02/28/2008 15:33 Batch 05:22 33

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EXHIBIT A

THE WEST 100 FEET OF LOT 24 IN R.H. DICKRILL'S SUBDIVISION OF THE NORTH HALF OF THE SOUTH 14 AND 3322/10000 CHAINS OF THE EAST 10 AND 466/10000 CHAINS OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 6157 South Elizabeth, Chicago, Illinois
P.I.N.: 20-17-324-009-0000

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 2/26, 2008

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said undersigned
This 26 day of February, 2008
Notary Public Lucky Camargo



The Grantee or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 2/26, 2008

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said undersigned
This 26 day of February, 2008
Notary Public Lucky Camargo



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)