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08-0080



Doc#: 0807018024 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/10/2008 12:02 PM Pg: 1 of 3

WARRANTY DEED

The GRANTOR, METRO CAPITAL INVESTORS, LLC, an Illinois limited liability company, 180 West Washington, Suite 1210, for and in consideration of TEN and no/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, and does hereby CONVEY AND WARRANT in fee simple unto BPT-JSI PROPERTIES, LLC, an Illinois limited liability company, 141 West Jackson Blvd., Suite 1910A, ³⁸² Chicago, Illinois 60604, GRANTEE, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO

Subject to: covenants, conditions, restrictions and matters of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for the year 2007 and thereafter.

TO HAVE AND TO HOLD said premises forever.

Dated this 29th day of February, 2008.

METRO CAPITAL INVESTORS, LLC,
an Illinois limited liability company

By: Chris Athanasopoulos
Name: Chris Athanasopoulos
Title: Member

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp
\$82.50

545760
03/07/2008 12:19 Batch 02578 5

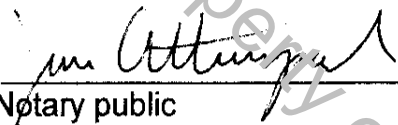
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State of Illinois)

County of Cook)

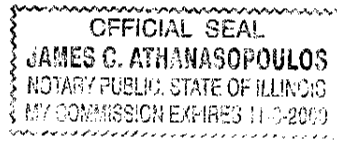
On February 29, 2008, before me, James C. Athanasopoulos, a Notary Public in and for said County and State, personally appeared Chris Athanasopoulos, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Given under my hand and official seal, this 29th day of February, 2008.



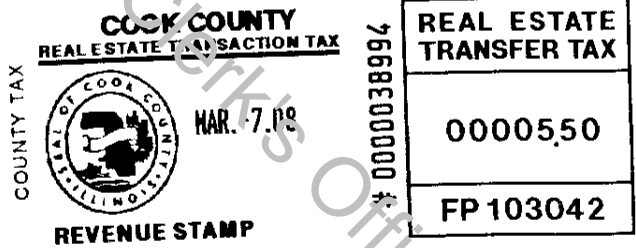
Notary public

11-08-2009
Commission expires



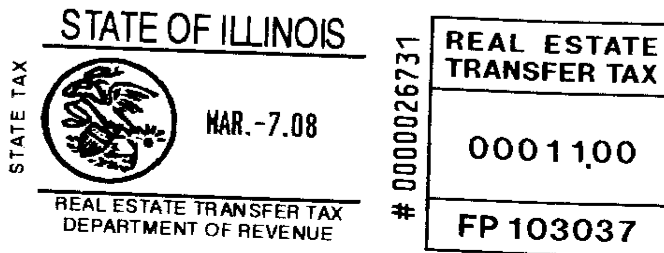
PREPARED BY:

James C. Athanasopoulos, Esq.
180 West Washington, Suite 1210
Chicago, Illinois 60602



MAIL TO AND SEND TAX BILL TO:

BPT-JSI PROPERTIES, LLC
141 West Jackson Blvd., Suite 1910A *802*
Chicago, Illinois 60604



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EXHIBIT A

PIN: 20-16-307-027-0000

Address: 716 W. 60th St.

Legal Description: LOT 12 IN PLINY B SMITH'S SUBDIVISION OF PART OF THE WEST ½ OF LOT 38 OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office