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Return Documents to:
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2000 W. Galena Blvd. #200
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SPECIAL WARRANTY DEED
(ILLINOIS)



Doc#: 0812626109 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/05/2008 02:20 PM Pg: 1 of 4

After Recording, Mail To:
Barry Kahan
393 Vine Avenue
Highland Park IL
60035

NAME AND ADDRESS
OF PREPARER:
Kahan Law Offices
Barry Kahan
393 Vine Avenue
Highland Park, IL 60035

RECORDER'S STAMP

First Option Mortgage Corporation, an Illinois corporation, hereinafter referred to as "Grantor", whose mailing address is 900 E 132nd St, Suite 211, South Holland, IL 60473, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by William Huggins, Jr. "Grantee", 1605 VIKI LYNN CT of the City of Plilogerville and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, by these presents does GRANT, SELL, and CONVEY, unto Grantee, its successors and assigns forever, that certain tract of real property located in Cook County, Illinois, as more particularly described on Exhibit "A" attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights appertaining thereto, and any and all of the improvements located thereon (said real property, together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being herein collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever; and Grantor hereby binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided, that this conveyance and the covenants and warranties of Grantor herein contained are subject to the items on **Exhibit "B"** attached hereto.

Address of Property: 8218-8220 S. Ingleside, Unit 3A, Chicago, IL 60619

P.I.N. 20-35-122-021-0000

IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on this 16 day of April, 2008.

First Option Mortgage Corporation, an Illinois corporation

By: [Signature]
It's President

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

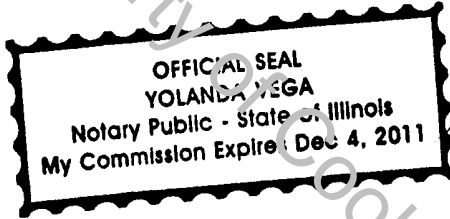
I, YOLANDA VEGA, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Bobbie Robinson President of First Option Mortgage Corporation, an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered such instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.


GIVEN under my hand and Notarial Seal, this 16 day of April, 2008.

Yolanda Vega

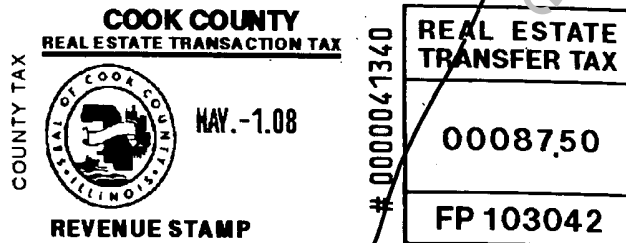
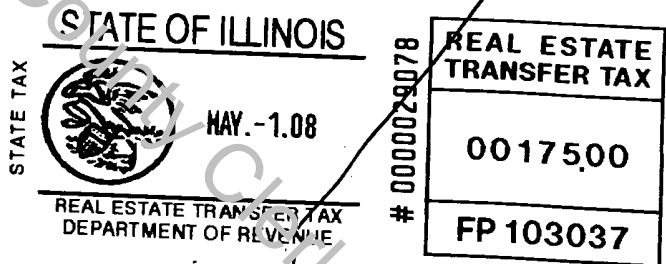
Notary Public
City of Chicago

STAMP HERE



Real Estate
Dept. of Revenue  Transfer Stamp
550926 \$1,837.50
05/01/2008 15:32 Batch 00747 102

Mail tax bill to:
William Huggins Jr.
1605 Viki Lynn Ct.
Pflugerville, TX 78660



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EXHIBIT A

Legal Description/ Plat of Survey

Parcel 1:

Unit number 3A in the 8218-8220 South Ingleside Condominiums, as delineated and defined on a survey of the following described real estate:

which plat of Survey is attached as Exhibit "D" to the Declaration of Condominium Ownership, recorded 03/04/08 in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0806403041, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

The Grantor reserves itself, its successors and assigns, the rights and easements as set forth in said Declaration for the benefit of the remaining land described therein.

P.I.N. 20-35-122-021-0000

Commonly known as:
Unit Number 3A, 8218-8220 South Ingleside
Chicago, IL 60619

Property of Cook County Clerk's Office

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EXHIBIT B

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS.
2. GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS, AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT, IF ANY, OF UNIT 3A HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

Deputy County Clerk's Office