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This instrument was prepared by
and after recording return to:

Garfield & Merel, Ltd.
223 West Jackson Boulevard,
Suite 1010
Chicago, IL 60606
ATTN: Gregory A. McCormick



Doc#: 0918704005 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/06/2009 08:07 AM Pg: 1 of 6

This space reserved for Recorder's use only.

WARRANTY DEED

Montesano Capital Management, Inc. ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by American Chartered Bank ("Grantee"), whose mailing address is the receipt and sufficiency of such consideration being hereby acknowledged, does hereby GRANT, SELL, AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

The Warranty Deed is given by Grantor as a deed in lieu of foreclosure. It is the purpose and intent of Grantor and Grantee that the interests of Grantee shall not merge with the interests of Grantor, as lender, under those certain Mortgages (i) dated February 1, 2005, and recorded with the Cook County Recorder of Deeds on February 4, 2005 as Document No. 0503550081 and (ii) dated September 5, 2006 and recorded September 28, 2006 as Document No. 0627105050.

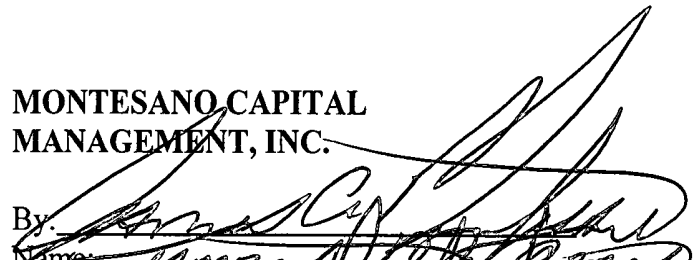
Box 400-CTCC

9/15/09 2:27 PM CB

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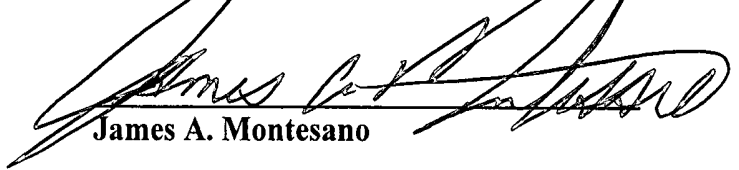
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**MONTESANO CAPITAL
MANAGEMENT, INC.**

By: 
Name: James A. Montesano
Title: President

EXEMPT FROM TAXATION UNDER THE PROVISION
OF PARAGRAPH 1 SECTION 10 OF THE
ILLINOIS REAL ESTATE TRANSFER TAX ACT AND
PARAGRAPH 1 SECTION 10 OF THE COOK
COUNTY TRANSFER TAX ORDINANCE.

6/20/09 
Date Buyer, Seller or Representative


James A. Montesano

EXECUTED this 30 day of June, 2009.

Clerk of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, Kathleen M. Minahan, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** James A. Montesano who are 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 signed, sealed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30th day of June, 2009.



Kathleen M. Minahan

Notary Public

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EXHIBIT A
Legal Description

Lot 1 in Maple Avenue Subdivision, being part of the Northeast ¼ of Section 32,
Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County,
Illinois.

PIN 29-32-401-018-000029-32-200-048-0000

Commonly known as 900 Maple, Homewood, Illinois

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EXHIBIT B

(PERMITTED EXCEPTIONS-900 Maple, Homewood, Illinois)

1. Taxes for years 2008 and 2009.
2. Mortgage made by Montesano Capital Management, Inc. to American Chartered Bank
3. dated February 1, 2005, and recorded with the Cook County Recorder of Deeds on February 4, 2005 as Document No. 0503550081;
4. Mortgage made by Montesano Capital Management, Inc. to American Chartered Bank dated September 5, 2006 and recorded September 28, 2006 as Document No. 0627105050
5. Easements of record
6. General Contractors Mechanics Lien in favor of Harry J. Reitz recorded August 22, 2008 as document no. 0823508184 in the amount of \$1,626.12.

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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 and hold title to real estate under the laws of the State of Illinois.

Dated JUNE 30, 2009 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said GRANTOR
this 30TH day of JUNE

2009
[Signature]
Notary Public



The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated JUNE 30, 2009 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said GRANTEE
this 30TH day of JUNE

2009
[Signature]
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]