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This instrument prepared by: Richard W. Laubenstein 216 West Higgins Road Park Ridge, IL 60068

After recording Return to: JWC RE LLC 233 Spring Point Drive Carpentersville. IL 60110

Send subsequent Tax Bills to:

233 Spring Point

09BAK15862

Doc#: 1003531116 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 02/04/2010 03:00 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

This Indenture is made as of the 2bth day of January, 2010, by AUSTIN BANK OF CHICAGO, 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, ("Grantor"), whose address is 5645 W. Lake Street, Chicago, Illinois 60644, and JWC RE LLC, an Illinois limited liability company ("Grantee"), whose address is 233 Spring Point Drive, Carpentersville, IL 60110;

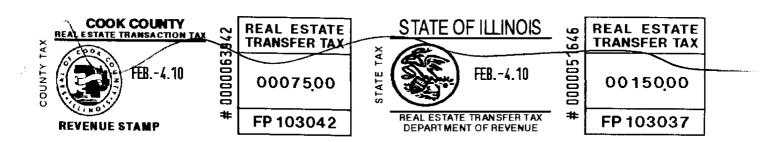
WITNESSETH, that Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

Lot 14 in Block 3 in Heintz's Subdivision, being 24 acres of and adjoining the West 10 acres of the North ½ of the North ½ of the Southwest 1/4 of Section 4, Township 38 North. Range 14. East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Index Number: 20-04-302-006

Commonly known as: 643 W. 43rd Street, Chicago, Illinois 60609-3430

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders.



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buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the apprutenances, unto Grantee, forever,

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee. is successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged. except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the premises against all persons sayfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth or Exhibit A attached hereto and made a part hereof.

In Witness Whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its President pursuant to authority given by the Board of Directors, this 26th day of January, 2010.

AUSTIN BANK OF CHICAGO

STATE OF ILLINOIS

SS }

COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforecaid, DO HEREBY CERTIFY, that Colette Loesher, personally known to me to be the Fresident of Austin Bank of Chicago, and 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 severally acknowledged that as such President she signed and delivered the said instrument pursuant to authority given by the Board of Directors as her free and voluntary act, and as the free and voluntary act and deed of said Austin Bank of Chicago, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of January 2010

My commission expires: 5 - 1/-1/

City of Chicago Dept. of Revenue

2/4/2010 12:20

dr00766



Real Estate Transfer Stamp

\$1,575.00

Batch 690,791

OFFICIAL SEAL HILDA A BRAN NOTARY PUBLIC - STATE OF ILLINOIS

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EXHIBIT A

- Subject to building setback lines, easements, ordinances, party walls and party wall rights. covenants, conditions, and restrictions, if any, as disclosed by the county recorder's land records. leases and/or current occupants.
- Acts done or suffered by or judgments against Purchaser or anyone claiming by. through 2. or under Purchaser. e.

 Ser's mont.

 Or Cook Collings Clerk's Office.
- Purchaser's mortgage, if any, and related documents 3.