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This instrument was prepared by:

Richard L. DiNardo, Esq.
Republic Bank of Chicago
2221 Camden Court
Oak Brook, IL 60523

After recording, mail to:

#99990027 1-74
Mark R. Ordower, Esq.
Law Office of Mark Ordower
333 S. Des Plaines Street, Suite 207
Chicago, IL 60661

Send subsequent tax bills to:

6343 Oakley LLC
1702 S. Halsted Avenue
Chicago, IL 60608



Doc#: 1007522101 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/16/2010 03:15 PM Pg: 1 of 5

Above Space for Recorder's Use Only

Ticor Title Insurance

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made on this 10th day of March, 2010 by FCSC, INC, an Illinois corporation, which has its principal place of business at 2221 Camden Court, Oak Brook, Illinois ("Grantor"), to 6343 Oakley LLC, an Illinois limited liability company ("Grantee").

BOX 15

WITNESSETH:

Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows:

(See Exhibit 1 attached hereto and made a part hereof)

Grantor also hereby grants to Grantee, its successors and assigns, all rights, title, interest and easements appurtenant to the above referenced property described herein.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor either in law of equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

5 pgs

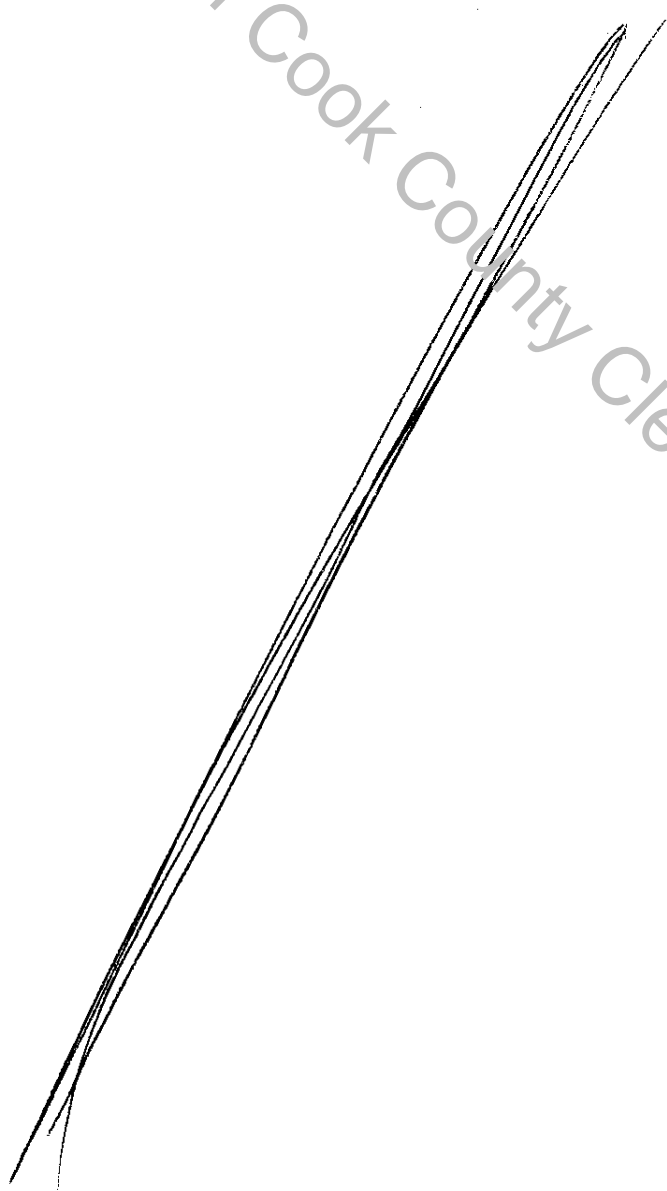
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Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and defend the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, other than the matters referred to in Exhibit 2 attached hereto and made a part hereof (collectively, "Permitted Exceptions").

Grantor, for itself and its successors, makes no warranties, representations or covenants whatsoever concerning the above referenced property described herein or its condition, it being expressly understood that the property is being sold **"AS IS" and "WHERE IS" with no warranties, either expressed or implied, including, but not limited to, warranties of fitness for a particular purpose.**

[Signature page follows]

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the date first above written.

GRANTOR:

FCSC, Inc., an Illinois corporation

By: William H. Sperling
Name: William H. Sperling
Its: President

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO MAR. 16. 10	REAL ESTATE TRANSFER TAX
	# 0000013233	0309750
		FP 102803

STATE OF ILLINOIS

COUNTY OF DUPAGE


SS:


BEFORE ME, a Notary Public in and for said county and state, personally appeared William H. Sperling, president of the Grantor, FCSC, Inc., an Illinois corporation, personally known to me, who being first duly sworn, did upon oath acknowledge that he did sign the foregoing instrument as such manager on behalf of said Grantor and is duly authorized to do so, and that the same is the free act and deed of said Grantor and his free act and deed individually.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 10th day of March, 2010.



Richard L. Dinardo
Notary Public

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS MAR. 16. 10	REAL ESTATE TRANSFER TAX
	# 0000003298	00295.00
		FP 102809

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX MAR. 16. 10	REAL ESTATE TRANSFER TAX
	# 0000003294	0014750
		FP326707

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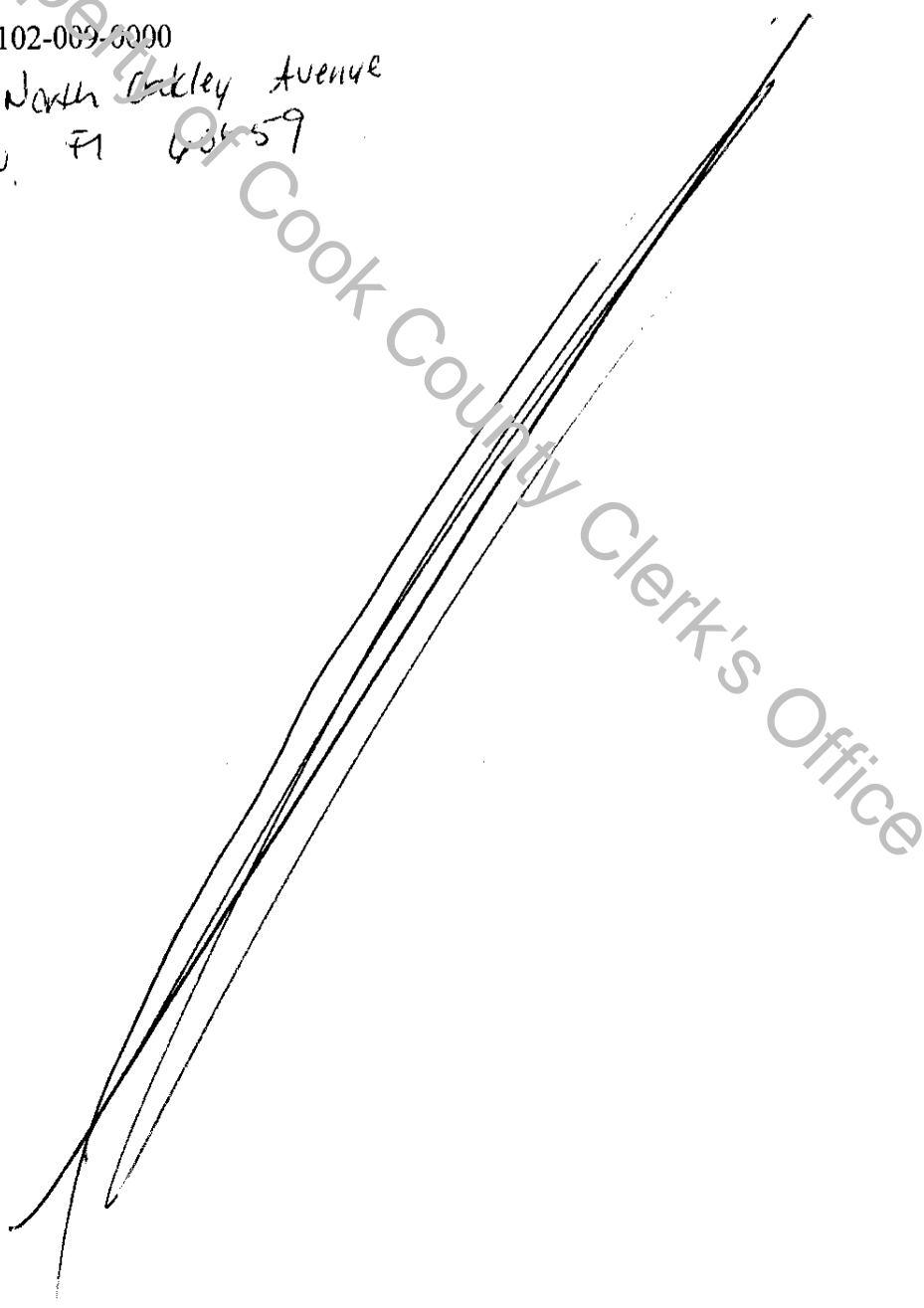
EXHIBIT 1

Legal Description

LOT 9 IN BLOCK 3 IN WILLIAM L. WALLEN'S RESUBDIVISION OF THE VACATED WILLIAM L. WALLEN'S FABER ADDITION TO NORTH EDGEWATER, A SUBDIVISION IN THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-06-102-009-0000

6343 North Oakley Avenue
Chicago, IL 60659



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EXHIBIT 2

Permitted Exceptions

1. Taxes for the years 2009, 2010 and subsequent years, not yet due and payable.
2. Building code violations as disclosed by record of findings, decision and order, City of Chicago Department of Administrative Hearings, Docket # 08BS05475A, recorded December 29, 2008 as Document No. 0836404108.

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