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This Instrument Prepared By
And After Recording Return To:
Scott & Kraus, LLC
150 S. Wacker, Suite 2900
Chicago, Illinois 60606
Attention: Eugene S. Kraus, Esq.



Doc#: 1106122059 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/02/2011 01:05 PM Pg: 1 of 5

Property of Cook County Recorder of Deeds

(The Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

TIME PROPERTIES, INC., an Illinois corporation ("**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 PB AND J XXI, LLC, an Illinois limited liability company ("**Grantee**"), whose mailing address is 4800 N. Harlem Avenue, Harwood Heights, IL 60706, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, SELL, AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit 1 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 2 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.

This Special Warranty Deed is given by Grantor as a deed in lieu of foreclosure within the purview of 735 ILCS 5/15-1401 permitting deeds in lieu of foreclosure. It is the purpose and intent of Grantor and Grantee that the interests of Grantee hereunder shall not merge with the interests of Grantee under (i) that certain Mortgage dated April 7, 2007, and recorded in the Office of the Cook County Recorder of Deeds (the "Recorder's Office") on April 13, 2007, as Document No. 0710341046, as modified from time to time, and (ii) that certain Assignment of Rents and Leases dated April 7, 2007, and recorded in the Recorder's

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Office on April 13, 2007, as Document No. 0710341047, as modified from time to time, or any of the security documents described therein.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed as of February 20, 2011.

GRANTOR:

TIME PROPERTIES, INC., an Illinois corporation

By: [Signature]
Krzysztof Karbowski, President

This transaction is exempt from real property transfer taxation pursuant to 35 ILCS 200/31-45(l) and section 3-3-060(M) of the Municipal Code of Chicago.

TIME PROPERTIES, INC., and Illinois corporation

By: [Signature]
Krzysztof Karbowski, President

Date: February 20, 2011

STATE OF ILLINOIS §
 §
COUNTY OF COOK §

The undersigned, a Notary Public in and for the State and County aforesaid, does hereby certify that Krzysztof Karbowski, President of Time Properties, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

[Signature]
Notary Public, State of Illinois
PATRICIA C. FLEMING
(printed name)

My commission expires: Oct 18, 2011

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EXHIBIT 1

LEGAL DESCRIPTION:

PIN(s): 16-12-428-040-1001

Common Address: 2444 W. Madison Street, Unit C, Chicago, IL 60612

COMMERCIAL UNIT C, IN THE 2444 WEST MADISON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 20 (EXCEPT THE WEST 19.00 FEET) AND LOT 19 (EXCEPT THE EAST 4.00 FEET) IN L.D. BOONE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST BLOCK OF THE EAST 33.81 ACRES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0630716090, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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EXHIBIT 2

PERMITTED EXCEPTIONS:

1. Taxes for the year 2010 and subsequent years.
2. Mortgage dated April 7, 2007, and recorded in the Office of the Cook County Recorder of Deeds (the "Recorder's Office") on April 13, 2007, as Document No. 0710341046.
3. Assignment of Rents and Leases dated April 7, 2007, and recorded in the Recorder's Office on April 13, 2007, as Document No. 0710341047.

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STATEMENT FOR GRANTOR OR 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, limited liability company 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 title to real estate under the laws of the State of Illinois.

Dated: February 20 2011

Signature: [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN to before me by this 20th day of February, 2011

[Signature]
Notary Public

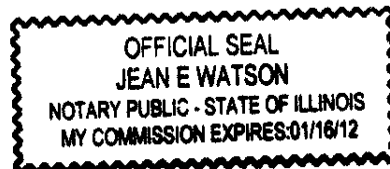
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, limited liability company or foreign corporation authorized to do business or acquire and hold title to 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: February 20 2011

Signature: [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN to before me this 20th day of February, 2011

[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.