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Doc#: 1115440013 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/03/2011 09:36 AM Pg: 1 of 3

This Instrument was prepared by

Anna Fridman, Esq.
161 N. Clark Street, Suite 4700
Chicago, Illinois 60601

After recording, mail to

Access Group Chicago
3728 N. Southport Ave.
Chicago, IL 60613
Attn: Joseph Farrell, Esq.

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of the 23rd day of May 2011 by OCEANIA HOLDINGS 2, LLC, a Delaware limited liability company ("Grantor"), whose address is 640 North LaSalle Drive, Suite 638, Chicago, Illinois 60654, in favor of TIM HUELSKAMP, MATTHEW COX, MARTIN McDONNELL AND MATTHEW BELL, as tenants in common, ("Grantee"), whose address is 1400 N. Lake Shore Drive, #17a, Chicago, Illinois 60610.

WITNESSETH THAT:

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 by the Grantee, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell, alien, remise, release, and confirm unto Grantee and its heirs and assigns FOREVER, the certain parcel of land, situate, lying and being in the Cook County, Illinois, more particularly described as follows (the "Property"):

LOT 3 BLOCK 3 IN DEVON-WESTERN ADDITION TO ROGERS PARK, A SUBDIVISION OF LOTS 1 TO 24 IN FABER'S SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 11-31-317-020-0000

Common Address: 6428 N. Hoyne, Chicago, Illinois

Box 400-CTCC

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Subject however, to the permitted exceptions set forth on **Exhibit A** and by this reference incorporated herein (collectively, the "**Permitted Exceptions**").

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title and interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in and to the above described Property.

TO HAVE AND TO HOLD the said Property unto Grantee and its heirs and assigns to the sole and only proper use, benefit and behalf of Grantee, its heirs and assigns, **FOREVER**, and the Grantor will warrant and forever defend the Property against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered as of the date first above written.

OCEANIA HOLDINGS 2, LLC, a Delaware limited liability company

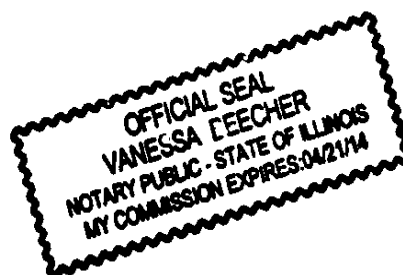
By: [Signature]
Name: MARK BORCHARD
Its: Authorized Principal

STATE OF ILLINOIS)
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 23rd day of May, 2011, by Mark Borchard, as authorized principal of Grantor. He is personally known to me or has produced a driver's license as identification.

[Signature]
Notary Public
Print Name: Vanessa Beecher
Serial No. (if any): _____

Send future tax bills to:
Timothy Huelskamp
1400 N. Lake Shore Drive, #17a
Chicago, Illinois 60610





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EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes for the year(s) 2010 and 2011.
Note - 2011 Taxes not yet due or payable
Note 3- 2010 Second Installment not yet due or payable.
2. All other matters shown on the Survey.
3. The possessory interests of the current tenants to the Property as shown on a current rent roll.
4. All other matters of record.
5. The physical condition of the Property, and all buildings and improvements thereon.
6. Acts done or suffered to be done by Grantee or its affiliates or anyone claiming by, through or under Grantee or its affiliates.
7. All building, subdivision, land sales, ecology, environmental protection and like laws, ordinances, rules and regulations of governmental authorities, including those of any and all regulatory agencies and administrative officials.

STATE OF ILLINOIS			
STATE TAX		MAY.24.11	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		# 0000001468	REAL ESTATE TRANSFER TAX
			00280.00
			FP 103024

COOK COUNTY			
COUNTY TAX		MAY.24.11	
REAL ESTATE TRANSACTION TAX REVENUE STAMP		# 0000001461	REAL ESTATE TRANSFER TAX
			00140.00
			FP 103022

CITY OF CHICAGO			
CITY TAX		MAY.24.11	
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		# 0000002730	REAL ESTATE TRANSFER TAX
			02940.00
			FP 103023