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SPECIAL WARRANTY DEED

This Indenture, made this 12TH day of APRIL, 1993 between PILSEN PARTNERSHIP, an Illinois general partnership, 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, party of the first part, and SILVIA SANDOVAL 1838 W. ARMITAGE, CHICAGO, IL 60608 (Name and Address of Grantee) party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:

COOK COUNTY, ILLINOIS

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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 the party of the first part, either in law or 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 the party of the second part, heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions and restrictions set forth on Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): 17-21-304-050

Address of real estate: 1732 S. DESPLAINES, CHICAGO, IL 60608

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed the day and year first above written.

PILSEN PARTNERSHIP, an Illinois general partnership
By: LEXINGTON CHICAGO DEVELOPMENT, INC., an Illinois corporation, managing partner
By: [signature]
Its: Pres.
Attest: Frances H. Frost
Assistant Secretary

This instrument was prepared by:
Deborah T. Haddad
1156 W. Shure Drive
Arlington Heights, IL 60004

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STATE OF ILLINOIS REAL ESTATE TRANSFER TAX 70.50

REAL ESTATE TRANSACTION TAX Cook County

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 528.75

14-06-456 DB 5543 (1)

STATE OF ILLINOIS

COUNTY OF COOK

I, Marci Kane, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard Van Schaardenburg personally known to me to be the President of Lexington-Chicago Development, Inc., an Illinois corporation, and Frances Frost, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Assistant Secretary, they signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation on behalf of PILSEN PARTNERSHIP, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14th day of April, 19 93.

Marci L. Kane
Notary Public

" OFFICIAL SEAL "
MARCI L. KANE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/21/96

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STREET ADDRESS: 1732 SOUTH DES PLAINES
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 17-21-304-050-0000

LEGAL DESCRIPTION:

LOT 17 IN BLOCK 2 IN WEBSTER'S SUBDIVISION OF OUTLOTS 3 AND 4 IN BLOCK 45 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A

1. General real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of closing;

2. Easements, building line and use and occupancy restrictions, covenants and conditions and Plats of Subdivision of record;

3. Roads and highways, if any;

4. Applicable zoning and building laws and ordinances;

5. Grantee's mortgage, if any;

6. Mortgage, Recapture and Security Agreement in favor of the City of Chicago;

7. Covenant of Residency;

8. Acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee;

9. Drainage ditches, tiles and laterals, if any;

10. Covenants, Conditions and Restrictions contained in the Deed from the City of Chicago to the party of the first part;

11. Redevelopment Agreement between the party of the first part and City of Chicago;

12. Joinder Agreement between the party of the first part and City of Chicago; and

13. Certificate of Completion.