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SPECIAL WARRANTY DEED

THIS AGREEMENT made this 6th day of May, 1997, between MAVERICK PROPERTIES, INC., 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, party of the first part, and SHANA GRITZANIS, 1761 Shetland Court, Aurora, Illinois 60504, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her 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:

Sub Lot 5 and the East 1 foot of Lot 6 (except that part taken for street) in W.K. Nixon and W.N. Hutchinson's Subdivision of Lots 13, 15 and 18 in Subdivision of Lot 4 in Wakeman's Partition of the South 1/2 of the Southeast 1/4 of Section 12, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

PERMANENT INDEX NUMBERS: 16-12-421-010-0000
COMMON STREET ADDRESS: 2731 W. Washington Blvd., Chicago, Illinois

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; party wall rights and agreements, if any; general real estate taxes for the year 1996 and subsequent years including taxes which may accrue by reason of new or additional improvements.

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, her heirs and assigns forever.

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[Handwritten signature]

CITY OF CHICAGO
SALES TAXES
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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, their 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 person lawfully claiming, or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

IN WITNESS WHEREOF, said party of the first has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

MAVERICK PROPERTIES, INC.

BY: Timothy T. Balin
Timothy T. Balin, President

ATTEST: Timothy T. Balin
Timothy T. Balin, Secretary



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State of Illinois)
County of Cook) ss

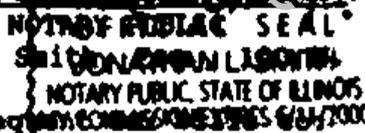
I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY T. BALIN, personally known to me to be the President and Secretary of Maverick Properties, Inc., an Illinois Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President and Secretary, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of May, 1997.

Commission Expires 6/11/2001

This instrument was prepared by Jonathan L. LaSalle, Suite 1111, Chicago, IL 60602.

Send subsequent...



Mail To: Shana Goltzaris

SAME

1161 S. Halsted St

Aurora, IL 60504

