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GEORGE E. COLE®
LEGAL FORMS

No. 806
November 1994

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1999-01-29 09:08:09
Cook County Recorder 25.50



99098760

WARRANTY DEED
Statutory (Illinois)
(Individual to Corporation)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, DAVE BIASCO personally, as previous sole shareholder of ACCORDION CORPORATION OF AMERICA, dissolved July 1, 1982,

of the Village of Glenview County of Cook
State of Illinois for and in consideration of
Ten (\$10.00) and no/100----- DOLLARS,
and other good and valuable considerations _____

in hand paid, CONVEYS _____ and WARRANTS _____ to
BIASCO MUSICAL INSTRUMENT COMPANY,

a corporation created and existing under and by virtue of the Laws of the
State of Illinois having its principal office at the
following address 601 Busse Road Elk Grove Village, Illinois
the following described Real Estate situated in the County of Cook
_____ in the State of Illinois, to wit:

Above Space for Recorder's Use Only

LOTS 1, 2, 3 AND 4 IN BLOCK 1 OF KENDALL'S BELMONT AND 56TH AVENUE SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. 4 and Cook County Ord. 13-27 par. 2

Date 1/29/99 Sign. [Signature]

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) _____; _____; and to General Taxes for _____ and subsequent years.

Permanent Real Estate Index Number(s): 13-28-100-005; 13-28-100-006; and 13-28-100-007.

Address(es) of Real Estate: 5535 W. Belmont Chicago, Illinois 60641

Dated this 29th day of December, 1998.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(SEAL) [Signature] (SEAL)
DAVE BIASCO
(SEAL) _____ (SEAL)

GEORGE E. COLE
LEGAL FORMS

WARRANTY DEED
Individual to Corporation

TO

Property of Cook County Clerk's Office

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for

Cook County, in the State aforesaid, DO HEREBY CERTIFY that DAVE BIASCO,

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 he

signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29 day of December, 19 98

Commission expires _____ 19 _____

[Signature]
NOTARY PUBLIC

This instrument was prepared by CHRISTIAN A. CARINI, P.C., Attorney at Law, 7919 N. Lincoln Avenue, Skokie, IL 60077-3632
(Name and Address)

MAIL TO: CHRISTIAN A. CARINI, P.C.
Attorney at Law (Name)
7919 N. Lincoln Avenue
(Address)
Skokie, IL 60077-3632
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

SEND SUBSEQUENT TAX BILLS TO:
BIASCO MUSICAL INSTRUMENT COMPANY
(Name)
5535 W. Belmont
(Address)
Chicago, IL 60641
(City, State and Zip)

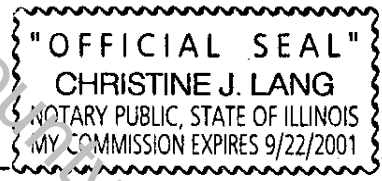
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STATEMENT BY GRANTOR AND GRANTEE

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, 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 1/11, 1999 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Christian A. Carini this 11th day of January, 1999.
Notary Public Christine J. Lang



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, 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 1/11, 1999 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Christian A. Carini this 11th day of January, 1999.
Notary Public Christine J. Lang



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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)