

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 7th day of February, 1999, between CAPITAL TAX CORP. 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 SKM, 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, 6907 N. Eastprarie, Lincolnwood, IL 60645, 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 its 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:



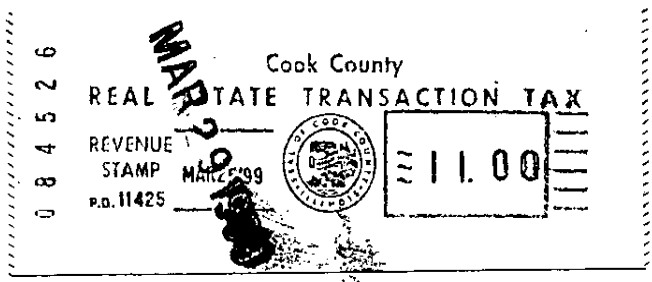
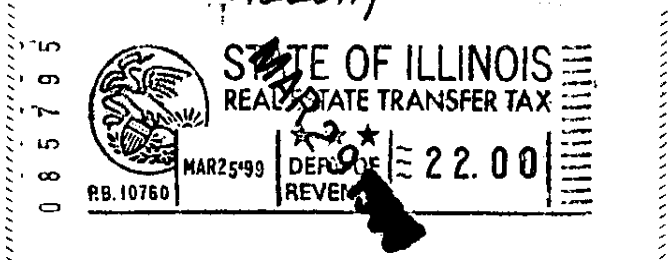
Lot 10 in Henry B. Lewis Resubdivision of the West 1/2 of Block 23 in School Trustee's Subdivision Section 16, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**PERMANENT INDEX NUMBER: 20-16-201-017-0000
COMMON STREET ADDRESS: 322 W. 58th Street, Chicago, IL 60621**

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 1998 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1999 and to any condition that would be revealed by a proper inspection and true survey as provided by Grantee.

Together with all and singular the hereditaments and appurtenances therunto 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 TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

MAIL TO → INTEGRITY TITLE
420 LEE STREET
DES PLAINES, IL 60016



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, its 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 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.

CAPITAL TAX CORPORATION

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

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

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 Capital Tax Corporation, 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.



Timothy L. Rowells
NOTARY PUBLIC

Given by me and official seal, this 7th day of February, 1999.

This instrument was prepared by Gilbert Balin, 100 N. LaSalle - Suite 111, Chicago, IL 60602.

Send subsequent tax bills to:

Mail To:
Starr & Rowells
Suite 1870
35 East Wacker Drive
Chicago, IL 60601

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
200875 \$165.00
03/25/1999 10:57 Batch 2711