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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 26th day of June, 2002, between **MAIL-WELL I CORPORATION**, 8310 South Valley Highway, Suite 400, Englewood, Colorado 80112, a corporation created and existing under the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, as successor by merger to WISCO II, L.L.C., a Delaware limited liability company, party of the first part, and **KYU MAN KIM and KYUNG CHA KIM**, husband and wife, as joint tenants, 3626 Keenan Lane, Glenview, Illinois, 60025, party of the second party, **WYNESSETH**, that the party of the first part,



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4678/0082 50 001 Page 1 of 4
 2002-06-25 15:36:07
 Cook County Recorder 27.50

(The Above Space For Recorder's Use Only)

the sum of TEN AND NO/100ths DOLLARS (\$10.00) and other good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does **REMIT, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to its successors and assigns, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on Exhibit A attached hereto and made a part hereof).

02030125

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 below described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said real estate with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth unto the party of the second part, its successors and assigns forever.

And the said party of the first part hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.


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 successors 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 encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND** the said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, subject to: the matters set forth on Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Tax Index Numbers: 13-09-122-005-0000

Address(es) of Real Estate: 5445 North Elston Avenue, Chicago, Illinois 60630

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

City of Chicago
 Dept. of Revenue
 281304
 06/25/2002 15:02 Batch 06582 40



Real Estate
 Transfer Stamp
 \$27,750.00

MAIL - WELL I CORPORATION, A Delaware corporation, as successor by merger to WISCO II, L.L.C., a Delaware limited liability company

By: Herbert H. Davis III
 Name: Herbert H. Davis III
 Title: Sr. Vice President - Corporate Development and Chief Legal Officer

This instrument was prepared by: **Jerrold M. Peven, Esq.**, Schwartz Cooper, Greenberg & Krauss, Chtd.
 180 N. LaSalle Street, Suite 2700, Chicago, Illinois 60601

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STATE OF COLORADO)

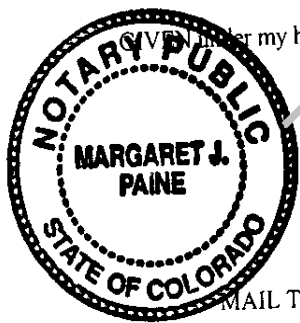
COUNTY OF *Douglas*)

) SS.

Sr. V.P. Corp. Dev. & Chief Legal Officer

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that *Herbert H. Davis III* personally known to be the _____ President of MAIL-WELL I CORPORATION (the "Corporation"), a Delaware corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act and deed of the Corporation for the uses and purposes therein set forth.

Under my hand and official seal this *20th* day of June, 2002.



Margaret J. Paine
MY COMMISSION EXPIRES SEPT. 4, 2002
8310 SOUTH VALLEY HIGHWAY, #400
ENGLEWOOD, CO 80112

MAIL TO:

Jay Hwan Chie, Esq.
4000 West Devon Avenue, Suite 310
Chicago, Illinois 60604

SEND SUBSEQUENT TAX BILLS TO:

Kyu Man Kim and Kyung Cha Kim
3626 Keenan Lane
Glenview, Illinois 60025

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STATE OF ILLINOIS

STATE TAX

JUN. 25. 02

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
03700.00
FP326660

0080700000

REAL ESTATE TRANSFER TAX
01850.00
FP326670

0080081206

COOK COUNTY TAX

REAL ESTATE TRANSACTION TAX

JUN. 25. 02

REVENUE STAMP

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ENGLAND CO. 111
8310 SOUTH VALLEY HIGHWAY, 400
MAY COMMISSION EXPIRES SEPT. 1, 2008



Property of Cook County Clerk's Office

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EXHIBIT A

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LEGAL DESCRIPTION

LOT 2 OF REGENSTEINER SUBDIVISION IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, NORTH OF THE INDIAN BOUNDARY LINE AND IN THE WEST 1/3 OF THE NORTHEAST FRACTIONAL 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes which are not yet due and payable for calendar year 2001 and subsequent years.
2. Recorded public and utility easements, if any.
3. Special taxes or assessments for improvements not yet completed.
4. Any unconfirmed special tax or assessments.
5. The rights of all persons claiming by, through or under the party of the second part.
6. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the party of the second part.

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