



SPECIAL WARRANTY DEED

THE GRANTOR, Equities Venture Corporation VI, an Illinois corporation, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration in hand paid to the undersigned, Geoffrey F. Grossman, as Trustee of the Henry Crown Grandchildren Trust u/t/a dated 7/2/1963, as to a 13.55949% interest; Geoffrey F. Grossman, as Trustee of the Arie Steven Crown Trust u/t/a dated 12/10/1952, as to a 16.27868% interest; Geoffrey F. Grossman, as Trustee of the Rebecca Eileen Crown 65 Trust u/t/a dated 12/28/1965, as to a 3.59519% interest; Geoffrey F. Grossman, as Trustee of the David Arden Crown 65 Trust u/t/a dated 12/28/1965, as to a 3.59519% interest; Geoffrey F. Grossman, as Trustee of the Judith Crown 65 Trust u/t/a dated 12/28/1965, as to a 3.59519% interest; Geoffrey F. Grossman, as Trustee of the Arie Steven Crown 65 Trust u/t/a dated 7/25/1966, as to a 3.59519% interest; Geoffrey F. Grossman, as Trustee of the James Schine Crown 65 Trust u/t/a dated 12/28/1965, as to a 3.59519% interest; Geoffrey F. Grossman, as Trustee of the Patricia Ann Crown 65 Trust u/t/a dated 12/28/1965, as to a 3.59519% interest; Geoffrey F. Grossman, as Trustee of the Daniel Morris Crown 65 Trust u/t/a dated 12/28/1965, as to a 3.59519% interest; Geoffrey F. Grossman, as Trustee of the Susan Crown 65 Trust u/t/a dated 12/28/1965, as to a 3.59519% interest; Geoffrey F. Grossman, as Trustee of the Sara Beth Crown 65 Trust u/t/a dated 12/28/1965, as to a 3.59519% interest; Geoffrey F. Grossman, as Trustee of the Janet Schine Crown 65 Trust u/t/a dated 12/28/1965, as to a 3.59519% interest; Geoffrey F. Grossman, as Trustee of the Debra Lee Crown 65 Trust u/t/a dated 12/28/1965, as to a 3.59518% interest; Geoffrey F. Grossman, as Trustee of the Nancy Jean Crown 65 Trust u/t/a dated 12/28/1965, as to a 3.59518% interest; Geoffrey F. Grossman, as Trustee of the Elizabeth Ida Crown 65 Trust u/t/a dated 12/28/1965, as to a 3.59518% interest; Geoffrey F. Grossman, as Trustee of the William Herman Crown 65 Trust u/t/a dated 12/28/1965, as to a 3.59518% interest; Geoffrey F. Grossman, as Trustee of the Catherine Ann Crown 65 Trust u/t/a dated 2/21/1966, as to a 3.59518% interest; Geoffrey F. Grossman, as Trustee of the Richard Crown Goodman 65 Trust u/t/a dated 12/28/1965, as to a 5.41133% interest; Geoffrey F. Grossman, as Trustee of the Barbara Nancy Goodman 65 Trust u/t/a dated 12/28/1965, as to a 5.41133% interest; Geoffrey F. Grossman, as Trustee of the Leonard Crown Goodman 65 Trust u/t/a dated 12/28/1965, as to a 5.41133% interest (collectively, the "Grantee"), the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, as tenants-in-common and not as joint tenants, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows (collectively, the "Property"), to wit:

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1701 FRD 2108508

See Exhibit "A" attached hereto and made a part hereof.

Subject to: General real estate taxes for 2002.

Permanent Real Estate Index Number: 17-09-323-006-0000

Address of Real Estate: 168 North Clinton, Chicago, Illinois

Together with any and all hereditaments and appurtenances belonging or pertaining to the

BOX 333-CTI

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real estate, and the reversion and reversions, remainder and remainders, rents, issues and profits of the real estate, and all the estate, right, title, interest, claim or demand of the Grantor, either in law or equity, of, in and to the real estate, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, his/her/their heirs and assigns forever.

And the Grantor for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his/her/their heirs and assigns, that the Grantor has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as recited in this Special Warranty Deed; and that Grantor will WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

IN WITNESS WHEREOF, said Grantor has caused these presents to be executed by the Asst. Vice Pres. of Equities Venture Corporation VI, an Illinois corporation, this 7th day of January, 2003.

Equities Venture Corporation VI, an Illinois corporation

By: James Stewart
Its Assistant Vice President

City of Chicago
Dept. of Revenue
297601
01/09/2003 14:59 Batch 11869 126

Real Estate
Transfer Stamp
\$29,062.50



STATE OF ILLINOIS

STATE TAX



JAN. 10. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000043633

REAL ESTATE
TRANSFER TAX

03875.00

FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JAN. 10. 03

REVENUE STAMP

0000043759

REAL ESTATE
TRANSFER TAX

01937.50

FP 102802

30060950

30060950

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STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

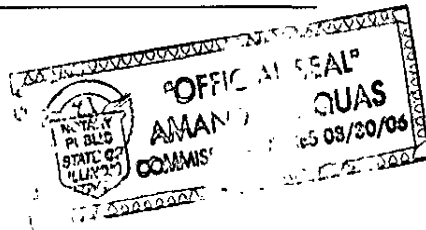
I, the undersigned, a Notary Public, in and for the county and state aforesaid, DO
HEREBY CERTIFY that Pamela Stewart personally known to me to be the
Asst. Vice Pres. of Equities Venture Corporation VI, an Illinois corporation, personally known
to me to be the same person whose name subscribed to the foregoing instrument, appeared before
me this day in person and acknowledged that he signed, sealed and delivered of said instrument
as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 7th day of January, 2003.

My commission expires: 8/30/06

Notary Public

Manda L. Jones



Prepared by: Scott W. Wilton, The Inland Real Estate Group, Inc., 2901 Butterfield Road, Oak
Brook, Illinois 60523

Mail to:

*Gould & Ratner
272 N. LaSalle
Suite 800
Chicago IL 60601
Attn: Jessica Gebarden*

30060950

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EXHIBIT "A"

Legal Description

168 North Clinton, Chicago, Illinois

LOTS 8, 9 AND 10 IN SCAMMON AND COOK'S SUBDIVISION OF LOTS 1 AND 4 OF BLOCK 27 OF ORIGINAL TOWN OF CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-09-323-006-0000

Property of Cook County Clerk's Office

30060950