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This instrument was prepared by and after recording should be returned to:
 Rebonna D. Hansen, Esq.
 Simon Property Group, L.P.
 Merchants Plaza
 115 West Washington Street
 Indianapolis, Indiana 46204

DEPT-01 RECORDING \$31.50
 T#0011 TRAN 8884 12/21/93 16:10:00
 #7749 # *-03-051884
 COOK COUNTY RECORDER

02051884

DEED

THIS INDENTURE is made as of December 1, 1993, by LINCOLNWOOD ASSOCIATES, an Illinois general partnership having an address at 115 West Washington Street, Indianapolis, Indiana 46204 ("Grantor"), and Simon Property Group, L.P., a Delaware limited partnership, d/b/a Simon Real Estate Group Limited Partnership, having an address at Merchants Plaza, 115 West Washington Street, Indianapolis, Indiana 46204 ("Grantee").

WITNESSETH that Grantor, in consideration of ten Dollars and 00/100 (\$10.00) lawful money of the United States and other good and valuable consideration paid by Grantee, does hereby grant, convey and release unto Grantee, the successors and assigns of Grantee forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Cook, State of Illinois, as more particularly described in Exhibit A attached hereto and made a part hereof,

TOGETHER with all right, title and interest, if any, of Grantor in and to any streets, alleys, rights of way

31/2

FIRST AMERICAN TITLE INSURANCE # 6666



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and roads abutting said premises to the center lines thereof,

TOGETHER with the easements, hereditaments, tenements, appurtenances and all the estate and rights of Grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto Grantee, the heirs or successors and assigns of Grantee forever.

And Grantor covenants with Grantee, its successors and assigns, as follows:

1. that Grantor is seized of the said premises in fee simple, and has good right to convey the same;
2. that Grantee shall quietly enjoy the said premises;
3. that the said premises are free from all liens, encumbrances and other title defects, except for rights-of-way, easements, agreements, encumbrances and restrictions of record as the same may lawfully affect the premises herein granted, and real estate taxes and assessments not yet due and payable;
4. that Grantor will execute or procure any further necessary assurance of the title to said premises; and
5. that Grantor will forever warrant and defend the title to said premises;

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PROVIDED that, except as hereinafter set forth in this deed, Grantor shall have no liability for breach of any of the aforementioned covenants set forth in 1 through 3 and 5 above as a result or by reason of any matter or thing which occurred, arose or came into existence subsequent to July 24, 1986 (the "Title Policy Date");

AND FURTHER PROVIDED THAT, except as hereinafter set forth in this deed, the liability of Grantor for breach of any of the covenants set forth in 1 through 3 and 5 above is and shall be limited to the amount, if any, that Grantor actually recovers as the insured under that certain title insurance policy number 70-32-045, dated July 24, 1986, issued by Chicago Title Insurance Company in favor of Simon-Lincolnwood, Inc., an Indiana corporation, general partner of Simon Lincolnwood Developers Limited Partnership, an Indiana limited partnership, general partner of Grantor, by or in respect of such breach, less all reasonable costs and expenses incurred by Grantor in connection with obtaining such recovery.

Grantor further covenants that from and after the Title Policy Date, the covenants of Grantor hereunder are limited to its own acts and deeds and those of persons claiming by, through or under Grantor, and not otherwise.

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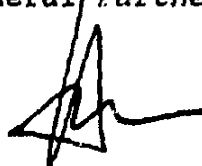
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IN WITNESS WHEREOF, Grantor has duly executed this deed as of the day and year first above written.

LINCOLNWOOD ASSOCIATES, an Illinois general partnership

By: SIMON LINCOLNWOOD DEVELOPERS LIMITED PARTNERSHIP, an Indiana limited partnership, General Partner

By: SIMON-LINCOLNWOOD, INC., an Indiana corporation, General Partner



By: _____
Name: Herbert Simon
Title: President

Send Subsequent Tax Bills to:
Simon Property Group
c/o Real Estate Tax Department
P.O. Box 6120
Indianapolis, Indiana 46206

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STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Herbert Simon, President of SIMON-LINCOLNWOOD, INC., an Indiana corporation, General Partner of SIMON LINCOLNWOOD DEVELOPERS LIMITED PARTNERSHIP, an Indiana limited partnership, General Partner of LINCOLNWOOD ASSOCIATES, an Illinois general partnership, who executed the foregoing instrument for and on behalf of said Corporation by authority of its Board of Directors.

WITNESS my hand and notarial seal this 1st day of December, 1993.

Rebonna D. Hansen
Notary Public

REBONNA D. HANSEN, Notary Public
County of Residence: Marion
My Commission Expires Jan. 18, 1997

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LINCOLNWOOD TOWN CENTER
LINCOLNWOOD, ILLINOIS

Lots 2A, 2B, 3B, 3C, 5A, 5B, 5C, 7, 8, Outlot A1, Outlot A2 and Outlot A3 of the Lincolnwood Town Center Resubdivision of Lots 1 to 8 and Outlot A in Lincolnwood Town Center Subdivision, being a subdivision of part of the North Half of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, as recorded November 2, 1989 as Document No. 89-522374 in Cook County, Illinois.

Acreage and Tax I.D. #'s

Lot 2A - 2.2247 acres - #10-35-204-003
Lot 2B - 0.1837 acre - #10-35-204-004
Lot 3B - 6.2612 acres - #10-35-204-006
Lot 3C - 6.1202 acres - #10-35-204-007
Lot 5A - 1.7904 acres - #10-35-204-009
Lot 5B - 27.7764 acres - #10-35-204-010
Lot 5C - 1.2672 acres - #10-35-204-011
Lot 7 - 0.571 acre - #10-35-204-013
Lot 8 - 1.968 acres - #10-35-204-014

Outlot A1 - 1.038 acres - #10-35-204-015
Outlot A2 - 0.541 acre - #10-35-204-016
Outlot A3 - 0.957 acre - #10-35-204-017

Commonly known as:
Lincolnwood Town Center
3333 W. Touhy Avenue
Lincolnwood, Illinois 60645

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