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Doc#: 0619818091 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/17/2006 04:04 PM Pg: 1 of 9

Property of Cook County Clerk's Office
Affidavit

Box 26
K. Veser

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AFFIDAVIT

STATE OF ILLINOIS)
) ss
 COUNTY OF COOK)

NOW COMES affiant, Robert Duffing, being first duly sworn, who deposes and says:

1. I am a citizen of the United States and am over the age of eighteen.
2. I am the president of Northern Illinois Realty, Inc., an Illinois corporation ("NIR").
3. NIR owns a 50% membership interest in 401 W. Winnecona, LLC, an Illinois limited liability company (the "Company"). Emerald Construction Group, LLC, an Illinois limited liability company ("Emerald") owns a 25% interest in the Company.
4. On August 16, 2004, NIR conveyed title to the real property described on Exhibit A attached hereto (the "Real Property") to the Company. A copy of the Warranty Deed conveying title is attached hereto as Exhibit B.
5. Pursuant to the Amended and Restated Operating Agreement of the Company (the "Operating Agreement"), only a Manager of the Company has the authority to sell assets of the Company or otherwise act on behalf of the Company.
6. Since January of 2006, Jon O'Connor has purported to be one of the Managers of the Company.
7. On June 26, 2006, and in accordance with the applicable provisions of the Company's Operating Agreement, NIR and Emerald, who own 75% of the membership interests of the Company voted to remove Jon O'Connor as Manager of the Company. A copy of the Written Consent evidencing Mr. O'Connor's removal as a Manager of the

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Company is attached hereto as Exhibit C.

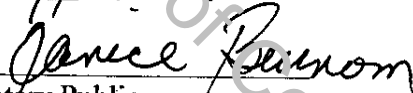
8. As of June 26, 2006, Jon O'Connor has no authority to sell any assets of the Company, including the Real Property, or to act on behalf of the Company, execute any documents on behalf of the Company, or bind the Company in any way.

FURTHER AFFIANT SAYETH NOT



Robert Duffing

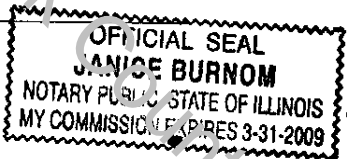
Subscribed and sworn to before me
This 17th day of July 2006



Notary Public
County

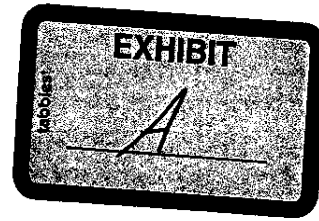
My commission expires _____

NGEDOC8: 1307277.1



Clerk's Office

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LEGAL DESCRIPTION

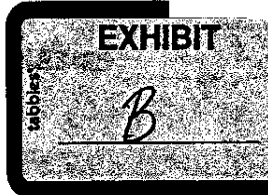
LOT 8 IN BLOCK 13 IN AUBURN PARK, A SUBDIVISION IN SECTION 26,
TOWNSHIP 38 NORTH, RANGE 14, EAST ½ OF THE SOUTHWEST ¼ OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-28-332-001-0000

Common Address: 401 W. Winnecona Parkway, Chicago, Illinois 60620

Property of Cook County Clerk's Office

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Prepared by and when recorded return to:

Joseph S. Farrell
2 North LaSalle Street
13th Floor
Chicago, Illinois 60602



Doc#: 0427445116
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 09/30/2004 12:04 PM Pg: 1 of 3

Mail tax bill to:

John Dencen
3519 South Halsted
Chicago, Illinois

WARRANTY DEED

THE GRANTOR, Northern Illinois Realty, 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, of 3519 S. Halsted, Chicago, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to 401 WINNECONA, LLC, an Illinois limited liability company, of 3519 South Halsted, Chicago, Illinois 60609, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): SEE ATTACHED EXHIBIT "A"
Address(es) of Real Estate: SEE ATTACHED EXHIBIT "A"

Dated this 16th day of August, 2004

Northern Illinois Realty, Inc., an Illinois corporation

By: [Signature]
Robert Duffing, President

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Robert Duffing, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant to authority given by the directors of said corporation, as his free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of August, 2004.

[Signature] Notary Public



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EXHIBIT "A"

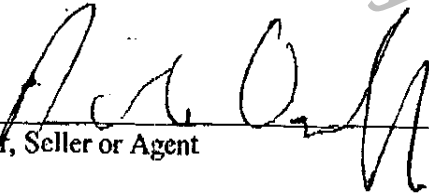
LEGAL DESCRIPTION

LOT 8 IN BLOCK 13 IN AUBURN PARK, A SUBDIVISION IN SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST 1/2 OF THE SOUTHWEST 1/4 OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.:

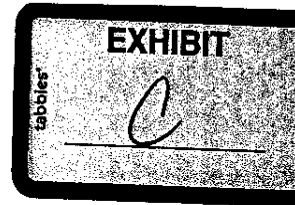
Property commonly known as: 401 West Winneconna, Chicago, Illinois 60620

Tax-exempt under provisions of Section 31-45, paragraph _____ of the Illinois Recordation and Transfer Tax Act.


Buyer, Seller or Agent

Property of Cook County Clerk's Office

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**WRITTEN CONSENT
OF THE MEMBERS OF
401 W. WINNECONA, LLC**

The undersigned, being the members owning 75% of the membership interest in 401 W. Winnecona, LLC, an Illinois limited liability company (the "Company"), in lieu of a special meeting of the members and pursuant to the applicable provisions of the Amended and Restated Operating Agreement of 401 W. Winnecona, LLC, dated August 31, 2004 (the "Amended and Restated Operating Agreement"), hereby consent to, authorize and adopt the following resolutions with the same force and effect as if the undersigned were personally present at a meeting of the members of the Company and had voted for the same:

WHEREAS, Robert Duffing and Jon O'Connor are currently serving as Co-Managers of the Company;

WHEREAS, Section 8.1(c) of the Amended and Restated Operating Agreement of the Company provides that the members of the Company owning at least 75% of the membership interests in the Company may remove a Manager from office;

WHEREAS, Northern Illinois Realty, Inc., an Illinois corporation ("NIR") owns a 50% membership interest in the Company and Emerald Construction Group, LLC, an Illinois limited liability company ("Emerald") owns a 25% membership interest in the Company; and

WHEREAS, NIR and Emerald deem it to be in the best interests of the Company to remove Jon O'Connor as a Manager of the Company.

NOW, THEREFORE, BE IT RESOLVED, that effective immediately, Jon O'Connor be, and he hereby is, removed as a Manager of the Company;

FURTHER RESOLVED, that Robert Duffing shall remain as a Manager of the Company;

FURTHER RESOLVED, that John Dencen shall become a co-Manager of the Company with Robert Duffing;

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FURTHER RESOLVED, that any actions taken by or on behalf of the Company, including but not limited to the sale of any Company assets, or the payment of any creditors of the Company shall require the prior written consent of both Robert Duffing and John Deneen as joint Managers of the Company; and

FURTHER RESOLVED, that this Written Consent may be executed in counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same document.

Dated: June 26, 2006

NORTHERN ILLINOIS REALTY,
INC., an Illinois corporation

By: Robert Duffing
Robert Duffing, President

EMERALD CONSTRUCTION
GROUP, L.L.C., an Illinois limited
liability company

By: _____
John Deneen, Manager

BEING THE OWNERS OF 75%
MEMBERSHIP INTEREST OF
THE COMPANY

Property of Cook County Clerk's Office

NGEDOCs: 099998.0640:1302832.1

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FROM : EMERALDPROP

FAX NO. : 7735218280

Jul. 11 2006 04:48PM P1

FURTHER RESOLVED, that any actions taken by or on behalf of the Company, including but not limited to the sale of any Company assets, or the payment of any creditors of the Company shall require the prior written consent of both Robert Duffing and John Deneen as joint Managers of the Company; and

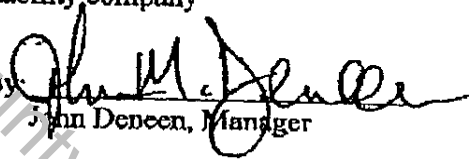
FURTHER RESOLVED, that this Written Consent may be executed in counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same document.

Dated: June 26, 2006

NORTHERN ILLINOIS REALTY,
INC., an Illinois corporation

By: _____
Robert Duffing, President

EMERALD CONSTRUCTION
GROUP, LLC, an Illinois limited
liability company

By: 
John Deneen, Manager

BEING THE OWNERS OF 75%
MEMBERSHIP INTEREST OF
THE COMPANY

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