

When Recorded, Return to:

Kris E. Curran, Esq.  
Ungaretti & Harris  
3500 Three First National Plaza  
Chicago, Illinois 60602-4283



GRANT, BARGAIN AND SALE DEED

JETCO PROPERTIES, INC., a Delaware corporation, which is also duly authorized to transact business in the State of Illinois ("Grantor"), for and in consideration of Ten Dollars (\$10.00), in hand paid, GRANTS, BARGAINS AND SELLS to 1219 ROOSEVELT, L.L.C., an Illinois limited liability company, having an address of 3756 North Harding, Chicago, Illinois 60618, the parcel of land situated in the County of Cook, State of Illinois, more particularly described on Exhibit A, attached hereto and made a part hereof, together with all buildings and other improvements located thereon ("Property"), subject further to those items set forth on Exhibit B attached hereto and made a part hereof.

The street address of the Property is 1219 West Roosevelt Road, Maywood, Illinois.

The Permanent Real Estate Index Numbers for the Property are as follows:

Parcel 1: 15-15-428-027

Parcel 2: 15-15-428-028

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers the 23 day of November, 1998.

[Signature]  
AUTHORIZED SIGNATURE  
2/7/98  
DATE

JETCO PROPERTIES, INC., a Delaware corporation

By: [Signature]  
Its: VICE President

ATTEST:

By: [Signature]  
Its: ASSISTANT Secretary

[SIGNATURES MUST BE NOTARIZED]

APPROVED AS TO FORM  
ASPI LEGAL

[Signature]

1st AMERICAN TITLE order # CE107949  
2848

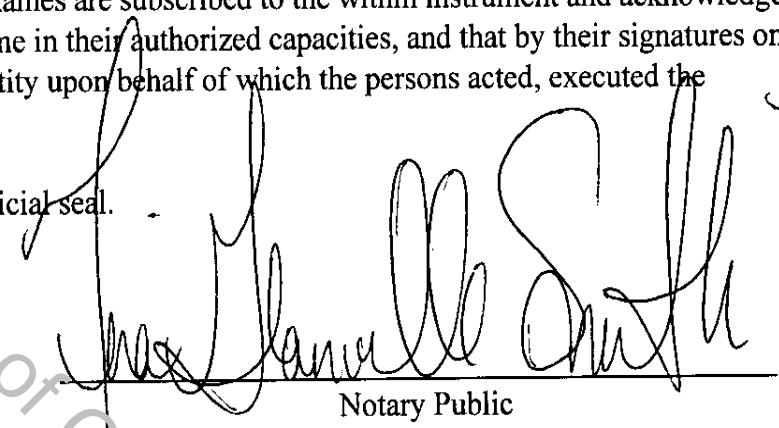
# UNOFFICIAL COPY

08120400

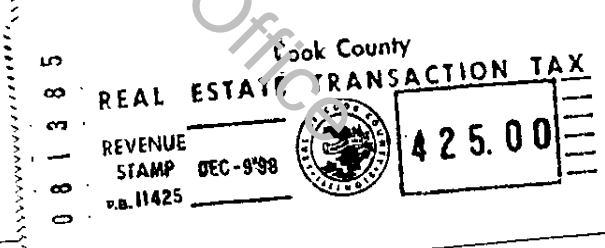
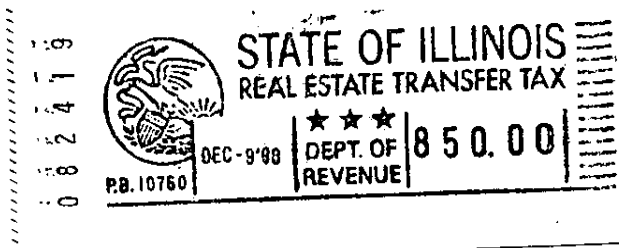
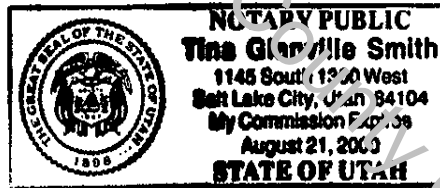
STATE OF UTAH                    )  
  : S. S.  
COUNTY OF SALT LAKE        )

On November 23, 1998, before me, Tina Glanville Smith, a notary public in and for such County and State, personally appeared Cary D. Jones and Julie A. Webb, personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons or entity upon behalf of which the persons acted, executed the instrument.

Witness my hand and official seal.



Notary Public



# UNOFFICIAL COPY

Property of Cook County Clerk's Office

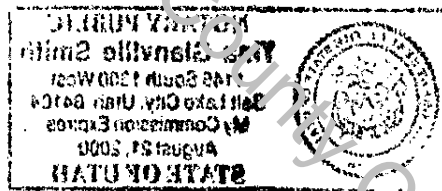


EXHIBIT A

PARCEL 1

THE SOUTH 2 ACRES OF LOT 6 COMMISSIONER'S PARTITION OF THE SOUTH 22 ACRES OF THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

LOTS 6, 7, 8 AND 9 IN YUNKES SUBDIVISION OF THE NORTH 2 ACRES OF THE SOUTH 4 ACRES OF LOT 6 IN COMMISSIONER'S PARTITION OF THE SOUTH 22 ACRES OF THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

## EXHIBIT B

(i) all matters of record; (ii) easements, encroachments, roads, highways, or other matters which would be disclosed by an accurate survey or inspection of the property; (iii) real estate taxes and special taxes or assessments not due and payable on or before Closing or any installments of any special taxes or assessments not due and payable on or before Closing; (iv) zoning laws and ordinances; (v) all acts or omissions of Buyer; and (vi) a restriction and covenant running with the land for a period of ten (10) years from the date hereof that the Property shall not be used or occupied as a retail drug store or pharmacy or for the sale or distribution of: (a) items requiring dispensation by or through a pharmacy or requiring dispensation by or through a registered or licensed pharmacist ("**Pharmaceuticals**"), or (b) any combination of items sufficient to be commonly known as a "drug store" ("**Drugstore Restriction**"); provided, however, that the Drugstore Restriction shall not prohibit the operation of a pharmacy or the sale or dispensation of Pharmaceuticals and/or related over-the-counter medicines, medical supplies, and/or medical devices on or from the Property so long as the operation of the pharmacy and/or dispensation of Pharmaceuticals and related items is incidental to the operation upon the Property of professional medical offices, a hospital, medical clinic, or other medical treatment facility.

Property of Cook County Clerk's Office