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This instrument was prepared by
and after recording return to:

Wayne F. Osoba
Hopkins & Sutter
Three First National Plaza
Suite 4300
Chicago, Illinois 60602

[This Space for Recorder's Use Only]

09208686

9932/0249 04 001 Page 1 of 7
1999-12-30 13:15:15
Cook County Recorder 33.00



Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that 818 W. DIVERSEY LIMITED PARTNERSHIP, a limited partnership organized and existing under and by virtue of the laws of the State of Illinois having an office at 2320 N. Damen, Suite 1D, Chicago, Illinois 60647 ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby GRANTS and CONVEYS to TBS, L.L.C., an Illinois limited liability company ("Grantee"), whose address is 3835 N. Greenview, Chicago, Illinois 60613, in fee simple, an undivided one-third (1/3) interest as tenant in common in the following described premises situated in Cook County, Illinois:

Legal Description attached hereto as Exhibit A

TO HAVE AND TO HOLD the said premises, together with the improvements thereon and the rights, easements, privileges and appurtenances thereunto belonging or appertaining, unto Grantee, its successors and assigns forever, subject only to the encumbrances set forth on Exhibit B attached hereto (the "Encumbrances").

And Grantor, for itself and its successors, hereby warrants to Grantee, its successors and assigns, only that, except for the Encumbrances, (1) Grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner, encumbered; and (2) Grantor will forever defend the said premises against all persons lawfully claiming by, through or under Grantor, but no others.

BOX 333

1709813 NT 13 OF 25 JG SALES

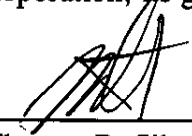
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IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, this 29th day of December, 1999.

818 W. DIVERSEY LIMITED PARTNERSHIP

By: Arbeca Corporation, its general partner

By: 
Name: Thomas B. Silverstein
Its: President

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45 REAL ESTATE TRANSFER TAX ACT (35 ILCS 200/30-31 et seq.)

DATE: 12-29-99


Signature of Buyer, Seller or Representative

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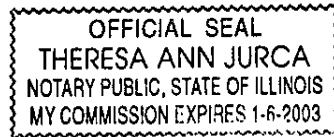
State of Illinois)
)
County of Cook) ss.

I, Theresa Ann Jurca, a Notary Public in and for said county and state, do hereby certify that Thomas B. Silverstein, the President of Arbeca Corporation, an Illinois corporation and the general partner of 818 W. DIVERSEY LIMITED PARTNERSHIP, an Illinois limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument in such capacity, as his free and voluntary act and as the free and voluntary act of such corporation, as the general partner of such limited partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of December, 1999.

Theresa Ann Jurca
Notary Public

My commission expires: 1-6-03



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EXHIBIT A

LEGAL DESCRIPTION

LOTS 11 AND 12 IN BLOCK 2 IN HENRY WOLFRAM'S FARM, BEING A SUBDIVISION OF LOT 8 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST ½ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 814-818 W. Diversey, Chicago, Illinois

PIN No.: 14-29-230-025-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

[See Attached]

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Permitted Exceptions

1. Taxes for the year 1999 and subsequent years not yet due and payable.
2. Mortgage dated February 14, 1997 and recorded February 18, 1997 as Document No. 97110923 regarding loan made by LaSalle Bank National Association f/k/a LaSalle Northwest National Bank (the "LaSalle Loan").
3. Assignment of Rents recorded October 13, 1998 as Document No. 97110924 regarding the LaSalle Loan.
4. Security interest of LaSalle Northwest National Bank, by Financing Statement filed February 19, 1997 as Document No. 97002008 regarding the LaSalle Loan.
5. Other documents related to the LaSalle Loan.
6. Existing unrecorded leases and all rights thereunder of the Lessees and of any person or party claiming by, through or under the Lessees.
7. Encroachment of overhead cable TV service boxes mainly on the land onto the property north and east; ornamental overhang at roof and canopy onto the property south and adjoining, as shown on plat or survey number 93176 prepared by Certified Survey Company dated August 30, 1996.

STATEMENT BY GRANTOR AND GRANTEE
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09208686

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12/29, 19 99

Signature: _____

Grantor or Agent

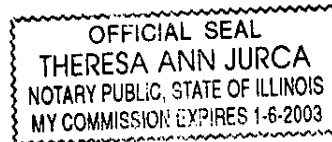
Subscribed and sworn to before me by the

said Agent

this 29th day of December

19 99

Theresa Ann Jurca
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership or limited liability company authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12/29, 19 99

Signature: _____

Grantee or Agent

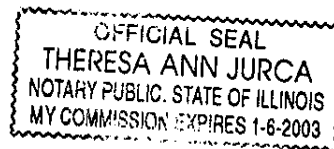
Subscribed and sworn to before me by the

said Agent

this 29th day of December

19 99

Theresa Ann Jurca
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]