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SPECIAL WARRANTY DEED

THIS DEED, made and entered into this 30th day of December, 1986, by and between FIRST CITY ROCHESTER ASSOCIATES, a Pennsylvania general partnership, with an address at Suite 302, One Oliver Plaza, Pittsburgh, Pennsylvania 15222 ("Grantor") and THE MAY DEPARTMENT STORES COMPANY, a New York corporation ("Grantee") with a mailing address at 611 Olive Street, St. Louis, Missouri 63101.

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, does by these presents remise, release, alien and convey unto Grantee that certain real estate situated in the Chicago, County of Cook, and State of Illinois which is legally described in Exhibit A attached hereto and by this reference made a part hereof (said real estate being hereinafter referred co as the "Property").

TO PIVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging unto the Grantee, its successors and assigns forever.

And Granton, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the Property, against all persons lawfully claiming, or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those title exceptions listed on Exhibit B attached hereto and made a part hereof

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed by its general partners as of the first day set forth above.

WITNESSES:

7.0

FIRST CITY NOCHESTER ASSOCIATES, a Pennsylvania corporation

Richard A. Zappala General Partner

WITNESSES:

Ronald A. Rosenfeld General Partner

[SEAL]

Instrument Prepared by:

Mail to:

Patrick E. Brady Ross & Hardies 150 North Michigan Avenue Chicago, Illinois 60601

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COUNTY OF Alleghency SS.
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Richard A. Zappala and Ronald A. Rosenfeld, personally known to me to be the General Partners of FIRST CITY ROCHESTER ASSOCIATES, a Pennsylvania general partnership, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such General Partners, they signed and delivered the said instrument as General Partners of said partnership as their free and voluntary act, and as the free and voluntary act and deed of said partnership, for the uses and purposes therein set forth.
Given under my hand and official seal, this 30th day of
MATHLEEN NUZZO, NOTANY PUBLIC PITTSBURGH, ALLEGHENY COUNTY MY COMMISSION EXPIRES JULY .o. 1990 Member, Pannsylvania Association of Notarias Notary Public
Commission expires, 198
70

\$5050.00

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Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

Property Address:

2036 - 2136 West Peterson Avenue

Chicago, Illinois

Permanent Index Numbers:

Property of County Clerk's Office

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Property of Coot County Clert's Office

EXELBIT A

Legal Description of Sual Estate

PANCEL 1:

The Morth 168.50 feet of Lots 5 and 6; Lots 7, 5, 5, 10 and 11 isscept that portion of said lots taken for the widening of Peterson Avenue); Lots 12 and 11; the South 30,0 feet of the West 69,2 feet of Lot 14, all in Earberg Evert's addition to High Ridge, in the Morthwest 1/4 of Section 5, Township 40 Morth, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, and

PARCEL 2:

The West 255.5 feet of the South 220 feet of the East 1083.5 feet of the Morthwest 1/4 of Ection 6, Township 6D Morth, Bange 14, East of the Third Principal Meridian, except that part thereof lying South of a line 67 feet Morth of and parallel with the South line of the Morthwest 1/6 of Section 5 aforesaid, as monwayed by John Thillens and Theresa Thillens, his wife, to the City of Chicago, a municipal corporation, by Quitclain peed, Gated October 6, 1878, and recorded Movember 2, 1828 as Document No. 18185885, in Cook County, Illinois,

except for that part of the aforesaid Parcels legally described as follows:

A TRACT OF LAND BEING PART OF LOTS 18 AND 14 OF BARBARA EVERT'S ADDITION TO BIGH RIDGE AND BEING IN PART OF THE WEST 880.08 FEST OF THE OF THE RAST 1.083.80 FEST (EXCEPT THE SOUTH ST.00 FEST THEREOF) OF THE MORTHWEST QUANTER OF SECTION & TOWNSHIP 40 MORTH RANGE 14 BAST OF THE THIRD PRINCIPAL REFIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS POLLOWS:

BEGINNING AT THE INTERSECTION OF THE MONTH LINE OF WEST PETERSON AVENUE AS MIDDHED BY QUIT CLAIN DEED TO THE CITY OF CHICAGO AS SECONDED MOVEMBER 2. 1928. AS DOCUMENT DO. 15019-929 WITH THE WEST LINE OF THE PAST 1,083.80 FEET OF THE MONTHWEST QUARTER OF BAID SECTION 9:

'HPTICE LEAVING THE MORTHERN LINE OF SAID WEST PETERSON AVENUE ALONG THE WEST LINE OF THE BAST 1.063.50 FEET OF THE HORTHWEST QUARTER OF SAID SECTION S MORTH IN DEGREES 11 MINUTEL 10 SECONDS EAST, 283.00 FEET TO A POINT, BAID POINT BING ON THE MORTH LINE OF THE SOUTH 230 FEET OF THE MORTHWEST QUARTER OF SAID 7.0TION 6 AND ALEO BEING ON THE SOUTH LINE OF LOT 13 IN BARBARA PYRET'S ADDITION TO BIGH RIDGE:

THENCE LEAVING THE WEST LINE OF FRE EAST 3.083.80 FEET OF THE BORTHWEST QUARTER OF TAID RECTION 8 ALONG THE BORTH LINE OF THE BOUTH SIG FEET OF FRE BORTHWEST QUARTEY OF BAID SECTION 8 AND ALONG THE BOUTH LINE OF SAID LOT 23 BOUTH SO DECREES O MINITURE OF SCHOOLS WEST 0.18 FEET TO A POINT, SAID POINT BEING THE BOUTHYES, JUNEAR OF BAID LOT 18;

THENCE ALONG THE NEU. "IME OF SAID LOT 12 ARD LOT 14 MORTE GO DEGREES 12 MINUTES 30 SECONDS EAST. A DISTANCE OF 130.30 FEET TO A POINT, SAID POINT BEING ON THE NORTH LINE OF THE JUTH 30 FEET OF LOT 14 OF SAID BARSARA EVERT'S ADDITION:

TRENCE LEAVING THE VESTERN L.T. OF SAID LOT 19 AND 14 ALONG THE MONTHERN LINE OF THE BOLTH TO TEET OF SAID LOT 14 FORTH BO DEGREES OF MINUTES OF SECONDS EAST 49.20 FEET TO A POINT:

THENCE LEAVING THE WORTH LINE OF THE $^{\alpha}$ C7 $^{\gamma}$ 30 PREY OF BAID LOT 14 GOOTH DEDECREES 12 HINUTES SO ELCONDS WEST. A PLOT/RCE OF BOLOG PERT TO A POINT, BAID POINT BEING ON THE MORTH LINE OF SAID LOT (3)

THENCE ALONG THE BORTH LIKE OF SAID LOT 13 BOUTE SO DEGREES OF RENUTES DO SECONDS RAST, A DISTANCE OF TH.88 FEET TO A P. ST;

THENCE LEAVING THE NORTH LINE OF BAID LOT 19 NO TH DO DEGREES ON NINUTES OF RECORDS BAST \$43.10 FEET TO A POINT, BAID POINT BEING ON THE NORTH LINE OF THE APOREXENTIONED WEST PETERSON AVENUE;

THERE ALONG THE MORTH LINE OF SAID WEST PETERSON AVENUE SULTD SO DEGREES GO RINUTES DO SECONDS WEST 128.87 FEET BACK TO "THE POINT OF "ACCUMING" AND CONTAINING 48,213 BOUARE PRET OR 1.12 ACRIS MORE OR LYST ACCORDING TO CALCULATIONS PERFORNICS BY RENTETH BACK & ASSOCIATES, INC. IN SECURIT, 1996. 220 BEING BASED UPON A PLAY OF SURVEY SY-MATIGNAL SURVEY BRAYICE, "LT. BATED MAY 2, 1888.

PERMANENT INDEX NUMBERS:

Part of 14-06-116-022-/3 14-06-116-024 _ 14-06-116-025- // 14-06-116-027- 8 14-06-116-028 - 3 14-06-116-029 - 7 14-06-116-031- 8 14-06-116-032-14-06-116-033

14-06-116-034- 7

14-06-116-035 Part of Part of 14-06-116-054-13 14-06-116-064-10-9 14-06-116-065 -8 DEFT-01 RECORDING \$13.25 T#3333 TRAN 1436 01/07/87 16:43:00 #2729 # A *-87-010794 COOK COUNTY RECORDER

Propriety Address 2006 2006 west Reducen Avenue DB. Change of Minon

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