

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Minors)

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CAUTION: Consult a lawyer before using or acting under this form.
All warranties including merchantability and fitness are excluded.

88508096

THIS INDENTURE, made this 20 day of November,
1988, between M & R THEATRES, 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, party of the first part,
and LOEWS CHICAGO CINEMAS, INC.

an Illinois corporation
711 Fifth Avenue, New York, NY
(NAME AND ADDRESS OF GRANTEE)

party of the second part, WITNESSETH, that the party of the first
part, for and in consideration of the sum of Ten and no/100
(\$10.00) Dollars and other good and valuable consideration

14⁰⁰

Above Space For Recorder's Use Only

in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority
of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN
AND CONVEY unto the party of the second part, and to its ~~successors~~ and assigns, FOREVER, all the following
described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Legally described on Exhibit A attached hereto and made a
part hereof.

This deed is subject to the condition that title to the buildings,
improvements and fixtures of every kind and description then
located on the land shall revert to the grantor or its successors
or assigns of the land upon termination of a certain Lease dated
November, 1988, by and between grantor and grantee,
demising the land described on Exhibit A attached hereto and
made a part hereof (the "Lease"). A memorandum of the Lease was
filed in the Office of the Registrar of Titles of Cook County,
Illinois on November 2, 1988, as Document No. LR 3751057,
and recorded in the Office of the Recorder of Deeds of Cook County,
Illinois on November 3, 1988, as Document No. 88508095.

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise pertaining,
and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right,
title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above
described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above
described, with the appurtenances, unto the party of the second part, its ~~successors~~ and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of
the second part, its ~~successors~~ and assigns, that it has not done or suffered to be done, anything whereby the said
premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said
premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND
FOREVER DEFEND.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused
its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day
and year first above written.

M & R THEATRES, INC.

By [Signature]
President

Attest: [Signature]
Secretary

This instrument was prepared by Maureen A. Dowd, Kirkland & Ellis,
200 East Randolph Drive, Chicago, IL 60601
(NAME AND ADDRESS)

STAMPS AFFIXED TO DOC. LR 3751057

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STATE OF ILLINOIS ss.

COUNTY OF COOK

I, the undersigned a notary public
 in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARTIN ROSENFELD
 personally known to me to be the President of the corporation, and LOUIS MARKS
 personally known to me to be the Secretary of said corporation, 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 President and Secretary,
 they signed and delivered the said instrument and caused the corporate seal of said corporation to be
 affixed thereto, in and to authority, given by the Board of Directors of said corporation
 as their free and voluntary act, and as the 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 2ND day of November, 19 88

[Signature]
 Notary Public

Commission expires 3-19-89

Property of Cook County Clerk's Office

96080588

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. GOLE
 LEGAL FORMS

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MD600L

EXHIBIT A

PARCEL 1:

LOT 4 (EXCEPT THAT PART LYING NORTH OF A LINE 380 FEET SOUTH OF THE NORTH LINE OF SECTION 13 (ALSO BEING THE CENTER LINE OF HINTZ ROAD) AND EAST OF A LINE 216 FEET WEST OF THE WEST LINE OF LOT 5 EXTENDED) IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF THE SOUTH 1420.62 FEET OF SECTION 12 WEST OF THE CENTER OF MILWAUKEE AVENUE AND A PART OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN THE REGISTRARS OFFICE OF COOK COUNTY, ILLINOIS ON JANUARY 29, 1923 AS DOCUMENT #172867 IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 2:

THAT PART LYING WEST OF THE CENTER LINE OF MILWAUKEE AVENUE OF A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING ON THE EAST LINE OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, 8.9 CHAINS SOUTH OF THE NORTH EAST CORNER THEREOF, THENCE SOUTH ON SAID LINE 5.10 CHAINS THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 32.80 CHAINS TO A POINT 7.20 CHAINS EAST OF THE WEST LINE OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION, THENCE NORTH PARALLEL WITH SAID WEST LINE 6.04 CHAINS, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 21.80 CHAINS TO THE CENTER OF THE DES PLAINES RIVER, THENCE SOUTHERLY ALONG THE CENTER OF SAID RIVER 1.57 CHAINS, THENCE EAST PARALLEL WITH SAID NORTH LINE 10.37 CHAINS TO THE PLACE OF BEGINNING (EXCEPT ANY PART FALLING SOUTH OF THE NORTH 924 FEET OF SAID SECTION) IN COOK COUNTY, ILLINOIS.

P. I. Number: 03-13-101-016
03-13-101-024
03-13-200-009

Street Address: 1010 South Milwaukee
Wheeling, Illinois

This instrument was prepared by
and after recording return to:

Maureen A. Dowd
Kirkland & Ellis
200 E. Randolph
Chicago, IL 60601

Box 289

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Property of Cook County Clerk's Office

10/10/2010

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