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# UNOFFICIAL COPY

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DEED TO REAL PROPERTY

THIS DEED made as of the 27TH day of APRIL, 1988, by and between EPIC ASSOCIATES 80-XX, L.P., a Virginia limited partnership (the "Partnership"), SKL HOLDINGS CORPORATION, a Delaware corporation, as Asset Manager under the Plan as hereinafter defined (the "Asset Manager"), and JAMES F. KENNY; as sole buyer (the "Grantee").

WHEREAS, the real properties owned by the Partnership as of May 12, 1986, including the real property conveyed hereby (the "Property"), are being administered under the Debtors' Second Amended Joint Plan of Reorganization (the "Plan") confirmed by the United States Bankruptcy Court for the Eastern District of Virginia, Alexandria Division, by order entered in Case Nos. 85-1306A through 85-1646A and 85-1724A through 85-1739A on April 29, 1986; and

WHEREAS, the authority of the Asset Manager to transfer its interests and the interests of the Partnership in the Property is set forth in a certain order of the said Bankruptcy Court recorded among the land records of Cook County, Illinois, on December 15, 1986, Doc. No. 86-599138 (the "Disposition Order") and a certain certification of the Secretary of the Workout Committee to said Bankruptcy Court recorded among the land records of Cook County, Illinois, on August 24, 1987, File No. 87-466243; and

WHEREAS the Partnership is a Non-bankrupt Partnership under the Plan; and

WHEREAS, the Partnership acquired title to the Property as EPIC Associates 80-XX, but, as of January 1, 1987, has changed its name to EPIC Associates 80-XX L.P.;

NOW, THEREFORE, WITNESSETH: that for and in consideration of the sum of Ninety-Two Thousand Five Hundred and No/100 Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, each of the Partnership and the Asset Manager does hereby GRANT AND CONVEY unto Grantee all of its right, title and interest in and to the Property, which is located in the County of Cook in the State of Illinois and more fully described on Exhibit A attached hereto and made a part hereof,

TOGETHER WITH all improvements, easements, rights, liberties, privileges, hereditaments and appurtenances thereto and all reversions, remainders, rents, issues, profits and royalties thereof and therefrom,

TO HAVE AND TO HOLD unto Grantee and Grantee's heirs, executors, administrators and assigns forever.

This conveyance is made without representation or warranty of any kind or nature, express or implied, except as expressly set forth herein, and is subject to covenants, restrictions, easements, reservations, rights and rights-of-way of record.

The Partnership warrants that it holds fee simple title to the Property and that it has not done or knowingly and voluntarily suffered any act to encumber title to the Property, subject as aforesaid.

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Pursuant to Paragraphs 5, 8 and 9 of the Disposition Order the Asset Manager warrants that it has complied with the provisions of the Property Disposition Program (as defined in the Plan) necessary to make this conveyance, and accordingly, this conveyance is made free and clear of the lien of the Mortgage recorded among the land records of Cook County, Illinois, on January 19, 1981, Doc. No: 25742003, which secures the repayment of a certain First Mortgage Note (as defined in the Plan).

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals.

[Corporate Seal]

ATTEST:

Mary McAlley  
(name) MARY McALEY-KERNS  
(title) Assistant Secretary

EPIC ASSOCIATES 80-XX, L.P.,  
By: SKL Holdings Corporation,  
as Asset Manager under the  
Plan, acting pursuant to the  
Disposition Order

James E. Brammer  
By: James E. Brammer  
(name) JAMES E. BRAMMER  
(title) Vice-President

Signed, sealed and delivered in the presence of:

Chester Triplett  
(name) Chester Triplett

Duane S. Dunigan  
(name) Duane S. Dunigan

[Corporate Seal]

ATTEST:

Mary McAlley  
(name) MARY McALEY-KERNS  
(title) Assistant Secretary

SKL HOLDINGS CORPORATION  
as Asset Manager under the Plan

James E. Brammer  
By: James E. Brammer  
(name) JAMES E. BRAMMER  
(title) Vice-President

Signed, sealed and delivered in the presence of:

Chester Triplett  
(name) Chester Triplett

Duane S. Dunigan  
(name) Duane S. Dunigan

COMMONWEALTH OF VIRGINIA, COUNTY OF FAIRFAX, ss:

On this 27th day of April, 1988, before me, a Notary Public in and for the jurisdiction aforesaid, personally appeared JAMES E. BRAMMER, well known or satisfactorily proven to me to be the Vice-President of SKL Holdings Corporation, a Delaware corporation, and acknowledged before me that (s)he executed the within instrument on behalf of said corporation as its free and voluntary act and deed, as Asset Manager under the plan as defined within, for itself and, acting pursuant to the Disposition Order as defined within, on behalf of EPIC Associates 80-XX, L.P., a Virginia limited partnership, for the purposes, uses and consideration therein expressed.

WITNESS my hand and official seal

[Notarial Seal]

Mary McAlley  
(Notary Public)

My commission expires: MY COMMISSION EXPIRES 1/25/89

When Recorded, RETURN TO: MAIL TAX BILLS TO:

JAMES F. KENNY  
13 HEATHER WOOD CT.  
INDIAN HEAD, IL. 60525

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Property of Cook County Clerk's Office

attorney

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## EXHIBIT "A"

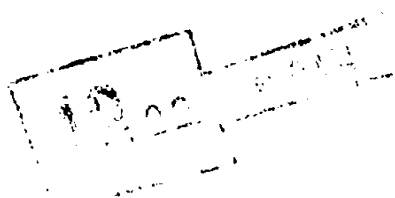
The land referred to is described as follows:

LOT 6-81-3 IN ACACIA UNIT 6, BEING A SUBDIVISION OF PART OF THE  
NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 13 Heatherwood Court, Indian Head Park, IL  
PIN 18-20-109-039

. DEPT-01 RECORDING \$13.25  
. T#2222 TRAN 1769 05/04/88 16:47:00  
. #5528 # 5 \*--88-170118  
. COOK COUNTY RECORDER

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NO. 111111

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 1st day of January, 1900.

CLERK OF THE COURT  
COURT HOUSE  
CHICAGO, ILL.

BLANK

Property of Cook County Clerk's Office

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