

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.

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

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

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

changed its name to EPIC Associates, 81-III, but, as of January 1, 1987, has WHEREAS, the Partnership acquired title to the Property as

WHEREAS, the Partnership is a Debtor Partnership under the Plan; and

WHEREAS, the said THE FIRST NATIONAL BANK OF MARYLAND has directed that title to the Property be vested in Grantee; and

WHEREAS, under the Plan, THE FIRST NATIONAL BANK OF MARYLAND as the holder of the promissory note secured by the Mortgage recorded among the said land records on December 31, 1981, Document No. 2609196 has become entitled to a deed in the nature of a deed in lieu of foreclosure; and

WHEREAS, the said THE FIRST NATIONAL BANK OF MARYLAND as the holder of the promissory note secured by the Mortgage recorded among the said land records on December 31, 1981, Document No. 2609196 has become entitled to a deed in the nature of a deed in lieu of foreclosure; 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, Document 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. 87-460243 (the "Certification"); and

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 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, Document 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. 87-460243 (the "Certification"); and

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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, Document 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. 87-460243 (the "Certification"); and

EXEMPT FROM TRANSFER TAX
PURSUANT TO U.S. BANKRUPTCY CODE
11 U.S.C. 1146(c)
89031642

DEED TO REAL PROPERTY VA/3/D/1D0T 1/10/89

EXEMPT UNDER PROVISIONS OF PARAGRAPH I, SECTION 4, REAL ESTATE TAX ACT.

89031642

2-26752 1/83

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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.

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 December 31, 1981, File No. 87-466243, which secures the repayment of a certain First Mortgage Note (as defined in the Plan).

Pursuant to Paragraph 7 of the Disposition Order, the making and delivery of this Deed is not and shall not be subject to any law imposing a stamp, real estate transfer or similar tax, as provided in Section 1146(c) of the United States Bankruptcy Code, 11 U.S.C. §1146(c).

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

EPIC Associates 81-III L.P.
By: SKL Holdings Corporation, as
Asset Manager under the
Plan, acting pursuant to the
Disposition Order

[Corporate Seal]

ATTEST:

(name) Michael Triplett
(title) Assistant Secretary

By: [Signature]
(name) JAMES E. Grammer
(title) Vice-President

Signed, sealed and delivered in the presence of:

(name) [Signature]
(name) THE MCNEEL

Hassina Karam
(name) Hassina Karam

[Corporate Seal]

ATTEST:

(name) Michael Triplett
(title) Assistant Secretary

[Signature]
(name) JAMES E. Grammer
(title) Vice-President

Signed, sealed and delivered in the presence of:

(name) [Signature]
(name) THE MCNEEL

Hassina Karam
(name) Hassina Karam

By affixing its signature below through its duly authorized officer, THE FIRST NATIONAL BANK OF MARYLAND hereby acknowledges that (1) it is the holder of the First Mortgage Note; (2) it has directed that title to the Property be vested in Grantee; and (3) all obligations of the Partnership under the First Mortgage Note and related security instruments have been satisfied and discharged in full. *as Trustee

ATTEST:

THE FIRST NATIONAL BANK OF MARYLAND

(name) Carol A. O'Quinn
(title) Assistant Vice President

By: [Signature]
(name) Charles L. Dallam, III
(title) Vice President

[Corporate Seal]

89031642

COMMONWEALTH OF VIRGINIA, COUNTY OF FAIRFAX, ss:

On this 10th day of January, 1989, 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 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 81-III L.P., a Virginia limited partnership, for the purposes, uses and consideration therein expressed.

WITNESS my hand and official seal.

[Notarial Seal]

Notary Public

R. R. McCreary

My commission expires: 1-25-89

STATE OF Maryland, COUNTY OF Anne Arundel, ss:

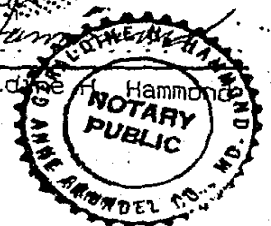
On this 11th day of January, 1989, before me, a Notary Public in and for the jurisdiction aforesaid, personally appeared Charles L. Dallam III, well known or satisfactorily proven to me to be the Vice President of The First National Bank of Maryland, and acknowledged before me that he executed the within instrument on behalf of The National Banking Association as its free and voluntary act and deed for the purposes, uses and consideration therein expressed.

[Notarial Seal]

Notary Public Geraldine H. Hammond

Geraldine H. Hammond

My commission expires: July 1, 1990



When Recorded, RETURN TO:

MAIL TAX BILLS TO:

*Randall A. Wolff
4115 Lindenwood
Northbrook, IL 60062*

← same

89031642



DEPT-01 RECORDING
T52222 TRAH 1979 01/19/89 15:12:00 \$14.25
#5735 # B *-89-031642
COOK COUNTY RECORDER

89031642

1/25

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COOK COUNTY

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EXHIBIT "A"

The land referred to is described as follows:

Lot 32 in Sanders Crossing, being a subdivision of part of the South 1/2 of the North West 1/4 and part of the South 1/2 of the North East 1/4 of the Section 6, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

Property Address: 4115 Lindenwood Lane, Northbrook, Illinois

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