GEORGE E. COLE
LEGAL FORMS

NO. 801
February, 1985

WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Corporation)

89144693

COOK COUNTY ILL
16 7 5 3 4

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR
Twenty Six Twenty Building Corporation

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, for and in consideration of Ten Dollars and other valuable consideration ~~DOLLARS~~, to it in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

TP&K Properties, Inc.

15.00

(The Above Space For Recorder's Use Only)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR-1'89
DEPT. OF REVENUE
307.50
P.B. 10686

a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address _____, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

Real Estate listed on Rider "A" attached hereto.

(Title Exceptions listed on Rider "B" attached hereto)

REVENUE STAMP
APR-1'89
P.B. 11424

REAL ESTATE TRANSACTION TAX
Cook County
307.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE APR-1'89
P.B. 11193
999.00
03 0 6 3 7

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE APR-1'89
P.B. 11193
999.00
03 0 6 3 8

AFFIX "RIDERS" OR REVENUE STAMPS HERE

Permanent Real Estate Index Number(s): 16-12-416-052-0000 and 16-12-419-001-0000

Address(es) of Real Estate: 2620 West Washington Boulevard

In Witness Whereof, said Grantor 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, this 31st day of March, 1989.

Twenty Six Twenty Building Corporation
(NAME OF CORPORATION)

IMPRESS CORPORATE SEAL HERE

BY: [signature] PRESIDENT

ATTEST: Mitsu Uchimoto SECRETARY

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE APR-1'89
P.B. 11193
999.00
03 8 6 3 6

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Tadashi Uchimoto personally known to me to be the _____ President of the Twenty Six Twenty Building Corporation corporation, and Mitsu Uchimoto 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, pursuant 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.

"OFFICIAL SEAL"
Patricia Flowers
Notary Public, State of Illinois
My Commission Expires 3/16/91

Given under my hand and official seal, this 31st day of March 1989

Commission expires 3/16 1991

Patricia Flowers
NOTARY PUBLIC

This instrument was prepared by Joseph I. Adler, 29 S. LaSalle St., Chicago, IL 60603
(NAME AND ADDRESS)

89144693

MAIL TO: FRED Stoesser
(Name)
33 N. Dearborn #1530
(Address)
Chgo, IL 60602
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

71-94-219 D

89144693

WARRANTY DEED

Corporation to Corporation

TO

GEORGE E. COLE®
LEGAL FORMS

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE APR-1'89
PB.11193
03839
$99.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE APR-1'89
PB.11193
03840
616.50

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RIDER "A"

THIS RIDER IS ATTACHED TO DEED FROM TWENTY SIX TWENTY BUILDING CORPORATION, GRANTOR TO TP&K PROPERTIES, INC., GRANTEE DATED MARCH 31, 1989.

PARCEL 1:

THAT PART OF LOT 2 IN THE PARTITION BY MAURICE WAKEMAN AND OTHERS OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST LAKE STREET WITH THE EAST LINE OF NORTH TALMAN AVENUE; THENCE EAST ALONG THE SOUTH LINE OF SAID WEST LAKE STREET, A DISTANCE OF 100.05 FEET; THENCE SOUTH ALONG A STRAIGHT LINE DRAWN TO A POINT ON THE NORTH LINE OF WEST MAYPOLE AVENUE, 100.09 FEET EAST OF AS MEASURED ALONG THE NORTH LINE OF SAID WEST MAYPOLE AVENUE FROM THE EAST LINE OF SAID NORTH TALMAN AVENUE; THENCE WEST ALONG THE NORTH LINE OF SAID WEST MAYPOLE AVENUE, A DISTANCE OF 100.09 FEET TO THE EAST LINE OF SAID NORTH TALMAN AVENUE; THENCE NORTH ALONG THE EAST LINE OF SAID NORTH TALMAN AVENUE, A DISTANCE OF 192.50 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF LOT 2 IN THE PARTITION BY MAURICE WAKEMAN AND OTHERS OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF WASHINGTON BOULEVARD, AS WIDENED WITH THE EAST LINE OF TALMAN AVENUE, WHICH POINT IS 25 FEET EAST AT RIGHT ANGLES FROM THE WEST LINE OF SAID LOT 2, THENCE EAST ALONG THE NORTH LINE OF WASHINGTON BOULEVARD 100 FEET, THENCE NORTH PARALLEL WITH THE EAST LINE OF TALMAN AVENUE TO THE SOUTH LINE OF PARK AVENUE, THENCE WEST ALONG THE SOUTH LINE OF PARK AVENUE TO THE EAST LINE OF TALMAN AVENUE, THENCE SOUTH ALONG THE EAST LINE OF TALMAN AVENUE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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RIDER "B"

THIS RIDER IS ATTACHED TO DEED FROM TWENTY SIX TWENTY BUILDING CORPORATION, GRANTOR TO TP&K PROPERTIES, INC., GRANTEE DATED MARCH 31, 1989.

The Deed is subject to the following Title Exceptions:

General real estate taxes for 1988 and subsequent years; building, building lines and use and occupancy restrictions promulgated by governmental or municipal authorities; reservation in favor of Chicago and Northwestern Railway Company, a Wisconsin corporation, the grantor, its lessees, licensees, successors and assigns, of the push brace pole used to support the signal pole line as now located on land, together with the right to maintain and reconstruct the same until such time as they are permanently removed by grantor, as created in its deed to Cleo, Inc., an Illinois corporation, dated December 2, 1963 and recorded August 4, 1964 as document 19204589; covenants and agreements contained in the deed from Chicago and Northwestern Railway Company, a Wisconsin corporation, to Cleo, Inc., an Illinois corporation, dated December 2, 1963 and recorded August 4, 1964 as document 19204589, whereby the grantee thereby covenants and agrees for itself, its grantees, lessees, successors and assigns, that it will, in the event of any excavation or construction upon the land, protect and maintain at its sole expense, the grantor's embankment, abutments, and retaining walls by the provisions of necessary and adequate lateral and vertical support for the grantor's embankment, tracks, and other structures; release contained in the deed from Chicago and Northwestern Railway Company, a Wisconsin corporation, to Cleo, Inc., an Illinois corporation, dated December 2, 1963 and recorded August 4, 1964 as document 19204589, whereby the grantee does further agree to and does

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hereby release the grantor, its successors and assigns, from any damage to any portion of the premises therein conveyed, by reason of any future grade revision of the streets abutting said premises, on account of any revision of grades of said grantor's tracks, or as may be ordered by any public authority; conditions contained in deed from Chicago and Northwestern Railroad Company, to A. J. Lindermann and Hoverson Company, recorded March 6, 1924 as document 8307161 relating to the construction of a retaining wall on the East line of the land; zoning laws and ordinances; private, public and utility easements and roads and highways, if any, drainage ditches, feeders, laterals and drain tile, pipe or other conduit; lease of third floor with Packing Materials Corp; Sellers' right to post-closing possession as more fully set forth in this contract; acts of grantees; special tax or assessments for improvements not yet completed; any unconfirmed special tax or assessments installments not due at the date hereof of any special tax or assessments for improvements heretofore completed

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