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1992 OCT -9 PM 2:39  
DEED

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THIS DEED is made as of the 1st day of October, 1992, by E.K. Limited Partnership, an Illinois limited partnership, the address of which is One Parkview Plaza, Suite 750, Oakbrook Terrace, Illinois 60181 ("Grantor"), and Circuit City Stores, Inc., a Virginia corporation, the address of which is 9950 Mayland Drive, Richmond, Virginia 23233, Attention: Vice President of Real Estate ("Grantee").

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, and sell to Grantee certain real estate more particularly described in attached Exhibit A (the "Premises"), but subject to those specific matters set forth in attached Exhibit B.

TO HAVE AND TO HOLD the Premises unto Grantee forever; and Grantor does hereby covenant and agree with Grantee that Grantor has not suffered to be done or committed any act, matter or thing whatsoever in the title, estate or otherwise, howsoever, except as otherwise provided in attached Exhibit B.

E.K. Limited Partnership, an Illinois limited partnership

By: Great Lakes Properties of Wisconsin, Inc., a Wisconsin corporation, general partner

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP OCT-9'92  
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By: James M. Mackenbrock  
James M. Mackenbrock,  
Vice President

REAL ESTATE TRANSFER TAX

Michelle Harbinger  
City of Chicago - City of Homes

State of Illinois )  
County of Cook )

BEFORE ME, the undersigned authority, personally appeared James M. Mackenbrock, to me known and known to me to be the Vice President of Great Lakes Properties of Wisconsin, Inc., a Wisconsin corporation, the general partner of E.K. Limited Partnership, an Illinois limited partnership, and acknowledged to me that he executed this instrument as the Vice President of Great Lakes Properties of Wisconsin, Inc., and that this instrument is the free act and deed of Great Lakes Properties of Wisconsin, Inc.

WITNESS my hand and official seal this 1st day of October, 1992.

JoAnne Krol  
Notary Public

My commission expires: 11/13/95

This document prepared by:

Edward C. Dawda  
Clark, Klein & Beaumont  
1533 North Woodward Avenue  
Suite 220  
Bloomfield Hills, Michigan 48304  
BAAD1C49.WPS

" OFFICIAL SEAL "  
JoAnne Krol  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 11/13/95

mail to: Craig Harmon  
me & wife Wood etc  
901 E. Cary St.  
Richmond, Va. 23219-4030

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yes 11/01 mpa

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
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## EXHIBIT A

### LEGAL DESCRIPTION

Lot 4 of Oakview Shopping Center Subdivision being part of the northwest quarter of Section 24, and part of the resubdivision of Lot 2 in River Oaks West Unit No. 2, being a subdivision of part of the northeast quarter of Section 24, all in Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois as shown on plat entitled "Final Plat of Oakview Shopping Center Subdivision" prepared by Glen D. Krish Land Surveyor, Inc. dated September 10, 1992 recorded Oct 6th, 1992 as Document No. 92743693, said parcel also being bounded and described as follows:

Commencing at the northwest corner of said Lot 2; thence South 89 degrees 52 minutes 52 seconds East, 245.72 feet, along the north line of said Lot 2 for a place of beginning; thence continuing South 89 degrees 52 minutes 52 seconds East, along said north line, 299.25 feet; thence South 0 degrees 07 minutes 08 seconds West, 356.93 feet; thence North 89 degrees 52 minutes 52 seconds West, 33.33 feet; thence South 0 degrees 07 minutes 08 seconds West, 270.73 feet; thence North 90 degrees 00 minutes 00 seconds West, 173.33 feet; thence North 0 degrees 07 minutes 08 seconds East, 271.09 feet; thence North 89 degrees 52 minutes 52 seconds West, 92.59 feet; thence North 0 degrees 07 minutes 08 seconds East, 356.93 feet to the place of beginning, all in Cook County, Illinois.

SE corner of Foster Ave & East-West Rd.  
Cabinets City  
PIN 29-24-200-247

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Cook County Clerk's Office

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Letter from the Department of Public Works and Buildings of the State of Illinois appended to the Plat of River Oaks West Unit No. 2 Subdivision recorded December 6, 1971 as Document 21733939, and letter from Illinois Department of Transportation appended to Plat of Resubdivision of Lot 2 in River Oaks West Unit 2 recorded January 16, 1974 as Document 22596794, both of which letters indicate that portions of the property included in the subdivision are subject to flood risk.
2. Covenants and Conditions Agreement dated September 20, 1973 and recorded January 28, 1974 as Document 22607798, made by American National Bank and Trust, as Trustee under Trust Agreement dated December 20, 1973 and known as Trust Number 21073, to Chicago Title and Trust Company, as Trustee under Trust Agreement dated October 11, 1973 and known as Trust Number 63142, in which at paragraph 5 American agrees to provide a storm water retention reservoir on the land for the benefit of other property.
3. Operation and Easement Agreement dated August 10, 1992 and recorded August 12, 1992 as Document 92599324 made by and between Dayton Hudson Corporation and E.K. Limited Partnership.
4. Terms and conditions of Trustee's Deed dated August 11, 1992, recorded August 12, 1992 as Document No. 92599320 made by LaSalle National Trust, N.A., s successor in interest to LaSalle National Bank, a national banking association, Chicago, Illinois as successor trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated December 26, 1984 and known as Trust Number 109000 ("Grantor") and E.K. Limited Partnership, an Illinois limited partnership ("Grantee").
5. Declaration of Allocation, Designation of New Party, and Agreement Regarding Operation and Easement Agreement dated October 1, 1992 and recorded October 7, 1992 as Document 92753016 made by and between Circuit City Stores, Inc. and E.K. Limited Partnership.
6. Memorandum of Lease dated August 11, 1992 and recorded August 12, 1992 as Document 92559325 made by and between E.K. Limited Partnership and Leewards Creative Crafts, Inc.

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