QUITCLAIM DEED

CITY OF CHICAGO, an Illinois municipal corporation ("Grantor"), for and in consideration of ONE DOLLAR ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and quitclaims to L.F.L. PROPERTIES, INC., an Illinois corporation ("Grantee"), 6232 North Pulaski Road, Chicago, Illinois 60646, pursuant to ordinance adopted by the City Council of the City of Chicago on March 23, 1994, all interest of the Grantor in the following described real property ("Property"):

LOTS 23, 24, 25, 26 AND 27 IN BLOCK 31 IN GARFIELD, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 307 FEET OF THE NORTH 631.75 FEET AND THE WEST 333 FEET OF THE SOUTH 1295 FEET IN COOK COUNTY, ILLINOIS.

Common address: 4312 West North Avenue
Chicago, Illinois 60639

P.I.N.: 13-34-424-035

This Quitclaim Deed is made and executed upon, and is subject to the following conditions and covenants, the conditions and covenants being a part of the consideration for the Property hereby conveyed and are to be taken and construed as running with the land.

FIRST: The Grantee shall commence construction of a retail complex ("Project") on the Property within twelve (12) months from the date of this Quitclaim Deed and shall complete the construction within thirty-six (36) months from the date of this Quitclaim Deed. In the event that the Grantee breaches this covenant, the Grantor may re-enter the Property and revest title in the City of Chicago. This covenant shall terminate upon the issuance of a Certificate of Completion.

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COOK COUNTY RECORDER

SECOND: The Property shall be used as a retail complex for a period of not less than fifteen (15) years from the date of this Quitclaim Deed. This covenant shall terminate fifteen (15) years from the date of this Quitclaim Deed.

THIRD: The Grantee shall not sell, convey or assign the Property or any part thereof or any interest therein without the prior written approval of the Grantor, except that the Grantee may mortgage the Property or make a collateral assignment of a beneficial interest for the purpose of financing the Project. This covenant shall terminate upon the issuance of a Certificate of Completion by the Grantor.

FOURTH: The Grantee shall pay all real estate taxes and assessments on the Property when due. This covenant shall remain in effect without any limitation as to time.

FIFTH: The Grantee shall not discriminate upon the basis of race, color, religion, sex, or national origin in the redevelopment, rehabilitation, sale, lease, rental, use or occupancy of the Property. This covenant shall remain in effect without any limitation as to time.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto duly affixed and attested, by the Mayor and City Clerk, on or as of the 18th day of APRIL, 1994.

CITY OF CHICAGO,

By: Richard M. Daley
RICHARD M. DALEY, Mayor

ATTEST:

Ernest R. Wish
ERNEST R. WISH
City Clerk

[LFLPR-JW.QCD/75/041294/JW:crl]

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, JORY WISHNOFF, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ernest R. Wish, personally known to me to be the City Clerk of the City of Chicago, a municipal corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me acknowledged that as City Clerk, he signed and delivered the said instrument and caused the corporate seal of said not-for-profit corporation to be affixed thereto, pursuant to authority given by the City of Chicago, as his free and voluntary act, and as the free and voluntary act and deed of said not-for-profit corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 18th day of April, 1994.

NOTARY PUBLIC

"OFFICIAL SEAL"
JORY WISHNOFF
Notary Public, State of Illinois
My Commission Expires 6-13-97

This instrument was prepared by:

JORY WISHNOFF
Assistant Corporation Counsel
Room 610, City Hall
121 N. LaSalle Street
Chicago, Illinois 60602
Telephone: (312) 744-6910

MAIL TO:
Phillip I Rosenthal
7337 N. Lincoln #283
Lincolnwood Illinois
60646-1704

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[LFLPR-JW.QCD/75/041294/JW:crl]

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 5, 1994 Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said _____ this 5th day of May, 1994.
Notary Public _____

OFFICIAL SEAL
CYNTHIA R LEWIS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAY 28,1996

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 5/5, 1994 Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 5 day of _____, 19 94.
Notary Public _____

OFFICIAL SEAL
PHILLIP I. ROSENTHAL
Notary Public, State of Illinois
My Commission Expires 10-24-03

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Atach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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