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Property Address: 7200 W. Lake Street
River Forest, Illinois

Permanent Tax Number(s): 15-12-222-003, Vol. 182
15-12-222-005, Vol. 182
15-12-222-020, Vol. 182
15-12-222-023, Vol. 182

SPECIAL WARRANTY DEED

94177574

THIS INDENTURE, made this 30th day of May, 1993, between Business Realty, Inc., a Delaware corporation (herein called "Grantor"), whose address is 2700 Sanders Road, Prospect Heights, Illinois 60070, and River Forest Town Center Limited Partnership, an Illinois limited partnership, whose address is c/o Chitown Development, Ltd., 9933 N. Lawler Avenue, Suite 516, Skokie, Illinois 60077 (herein called "Grantee")

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, and upon and subject to the Permitted Exceptions (hereafter defined) and the terms and provisions hereof, and pursuant to authority of the Board of Directors of Grantor, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY, unto Grantee, its successors and assigns, all of Grantor's right, title and interest in and to, that certain real estate located in Cook County, Illinois and legally described in Exhibit "A" attached hereto and by this reference fully incorporated herein (the "Real Estate").

This conveyance is made subject and subordinate to easements, covenants, conditions and restrictions of record, if any; existing roads and highways; taxes, both general and special for the year(s) 1992, 1993 and all subsequent years; rights of public or quasi-public utilities, if any; building and zoning laws and ordinances, state and federal laws, rules and regulations, and the matters set forth on Exhibit "B" attached hereto and by this reference fully incorporated herein (collectively the "Permitted Exceptions").

The Grantor, for itself, and its successors, does hereby covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Real Estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and to WARRANT AND DEFEND such title to the Real Estate against all persons lawfully claiming, by, through or under the Grantor, but not otherwise, subject to the Permitted Exceptions.

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2950

COOK COUNTY RECORDS
#22577-45-4 * 42654
00121:00 02/24/94 1442 NPL 866641
#29.50

COOK COUNTY RECORDS
#22577-45-4 * 42654
00121:00 02/24/94 1442 NPL 866641
#29.50

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014305
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP FEB 24 '94
P.L. 11425
76.00

014304
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP FEB 24 '94
P.L. 11425
999.00

Property of Cook County Clerk's Office

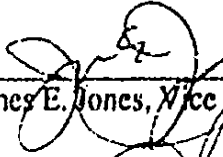
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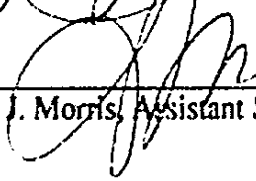
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IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, duly authorized so to do, and attested by its Assistant Secretary, the day and year first above written.

BUSINESS REALTY, INC.

By: 
James E. Jones, Vice President

Attest: 
Loren J. Morris, Assistant Secretary



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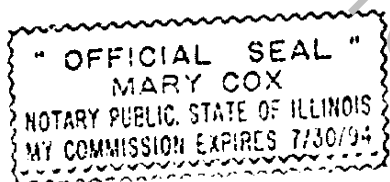
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Mary Cox, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT James E. Jones, personally known to me to be the Vice President for corporation, and Loren J. Morris personally known to me to be the Assistant 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 Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, 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.

Given under my hand and official seal this 13th day of May, 1993.

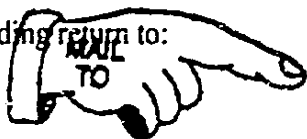


Mary Cox
Notary Public

This Instrument was prepared by:

Business Realty, Inc.
Loren J. Morris, Esq.
2700 Sanders Road
Prospect Heights, IL 60070

After recording return to:



River Forest Town Center Limited Partnership
c/o Chitown Development, Ltd.
9933 N. Lawler Avenue, Suite 510
Skokie, IL 60077

Send subsequent tax bills to:

River Forest Town Center Limited Partnership
c/o Chitown Development, Ltd.
9933 N. Lawler Avenue, Suite 516
Skokie, IL 60077

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Property of Cook County Clerk's Office

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EXHIBIT A

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LEGAL DESCRIPTION:

PARCEL 1: Lots 2 to 5, both inclusive, in Schlund's Resubdivision of lots 1, 2, 3, 4, and 5 and the East 1/3 of Lot 6 in Block 1 in Harlem, Quick's Subdivision of part of the North East 1/4 of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2: That part of Lot 1 in said Schlund's Resubdivision lying South of a line beginning at the East line of and at a point 74 feet South of the North line of said lot 1; Thence in a westerly direction parallel with the North line of said lot 1 for a distance of 25 feet; thence in a southerly direction parallel with the East line of said lot 1 for a distance of 6 feet; Thence in a westerly direction to a point on the West line of and 80 feet South of the North line of said lot 1 in Schlund's Resubdivision to lots 1, 2, 3, 4 and 5 and the East 1/3 of lot 6 in Block 1 in Harlem, Quick's Subdivision of part of the North East 1/4 of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 3: The West 2/3 of lot 6 and that part of the East 2/3 of lot 7 which lies East of the East line of the West 30 feet of the said East 2/3 of lot 7, (except that part of each of said lots lying North of a line 80 feet South of and parallel with the North line of said lots 6 and 7) in block 1 in Harlem, Quick's Subdivision of part of the North East 1/4 of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

PARCEL 4: Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22 in block 1 in Harlem, Quick's Subdivision of part of the North East 1/4 of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 5: That part of the vacated 30 foot strip of land known as Garden Street extending East and West through block 1 in Harlem, Quick's Subdivision of a part of the North East 1/4 of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, which part of said strip is described as being all of said strip which lies East of a Southward extension of the East line of the West 30 feet of the East 2/3 of lot 7 in said block 1, in Cook County, Illinois.

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1. Real estate taxes subject to the second installment for 1992 and all subsequent years.
2. Rights of public service company of Northern Illinois in and to Parcel 5 for the maintenance thereof of poles, wires, conduits, pipes, mains, etc. (Affects Parcel 5)
3. A 10 foot easement by grant from Wisboldtt Stores, Inc., to Lucille Martin as Trustee dated September 28, 1936 and recorded October 3, 1936 as Document Number 11829061, across that part of Lot 1 (except the East 16 feet thereof) in Schlund's Resubdivision aforesaid, and also across that part of the West 2/3 of Lot 6 and the East 2/3 of Lot 7 in Block 1 in Harlon which lies South of a line beginning on the East line at a point, 74 feet South of the North line of Lot 1; thence running Westerly 25 feet; thence Southerly 6 feet; thence Westerly parallel to the North line of Lots 1, 6 and 7 to a point 80 feet South of the North line of said lots, and 80 feet West of the East line of Lot 1 in Schlund's Resubdivision aforesaid and which part of said lots lies North of a line 90 feet South of and parallel to the North line of Lots 1, 6 and 7 aforesaid for driveway trucks and delivery cars to the premises therein described and the terms, agreements, provisions, conditions and limitations therein contained. (Affects Parcels 2 and 3)
4. Rights of the municipality and quasi-public utilities in and to vacated Garden Street. (Affects Parcel 5)
5. Ordinance No. 2178 and ordinance amending Titles, Chapter 11, entitled "Village Water Service", of the River Forest Village code by amending Paragraph A of Section 5-11-1 entitled "Water Use Rates" dated May 28, 1985 and recorded January 8, 1986 as Document 85-009499.
6. Ordinance No. 2126 an ordinance amending Titles, Chapter 10, entitled "Village Waterworks and Sewerage System" of the River Forest Village code by amending Section 5-10-3 entitled "Rates for Sewerage Service" dated July 16, 1985 and recorded January 8, 1985 as Document 86-009500.
7. Encroachment of canopy over the public way over the North line of Parcel 1 and over the East line of Parcel 1 and Parcel 5 as disclosed by survey executed by Chicago Guarantee Survey Company dated September 3, 1987 as Order No. 8708036.

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