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QUITCLAIM DEED

The GRANTOR, GENERAL PACKAGING PRODUCTS, INC., a corporation created and existing under and by virtue of the Laws of the State of Delaware, and duly authorized to transact business in the State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and QUITCLAIMS to THE OBSERVERS INVESTMENT COMPANY, a corporation organized and existing under and by virtue of the Laws of the State of Illinois, having its principal office at 907 Jackson Avenue, River Forest, Illinois 60305, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

That part of Lot 19 and part of Northwesterly 1/2 of the vacated 10 foot alley lying Southeasterly of and adjoining said Lot 19 in Artemus Carter's Subdivision of Lot 4 in Block 44 of Canal Trustee's Subdivision of the West 1/2 of Section 21, Township 39 North, Range 14 East of the Third Principal Meridian and so much of the Southeast 1/4 as lies West of the South branch of the Chicago River, described as follows: Commencing at the intersection of the North line of West 18th Street and the centerline of vacated South Normal Avenue; thence North along said centerline, 112.335 feet, to the point of intersection of said centerline with the Southwesterly extension of the centerline of the vacated 10 foot alley lying South of and adjoining said Lot 19; thence Northeasterly along the centerline of said 10 foot vacated alley and the Southwesterly extension thereof, 90.862 feet, to a point 79.25 feet East of the centerline of the vacated South Normal Avenue, being the point of beginning for a triangular shaped parcel of land; thence continuing Northeasterly along the centerline of said 10 foot vacated alley, 39.13 feet, to the point of intersection with the centerline of the vacated 10 foot alley lying North of and adjoining Lots 11, 12, and 13 in said Artemus Carter's Subdivision of Lot 4 in Block 44 of Canal Trustee's Subdivision; thence West along the Westerly extension of the centerline of said 10 foot vacated alley lying North of and adjoining Lots 11, 12, and 13, aforesaid, 34.13 feet, to a point on a line lying 79.25 feet East of and parallel with the centerline of vacated South Normal Avenue; thence South along said parallel line, 19.29 feet, to the point of beginning, in Cook County, Illinois.

Exact Under...
Buyer's Signature
Date
3/29/94

Property Index Number: Part of 17-21-307-056-0000

Address of premises: Part of 1700 South Canal Street, Chicago, Illinois 60616

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 Assistant Secretary, this 29th day of March, 1994.

GENERAL PACKAGING PRODUCTS, INC.

Attest: Henry J. Underwood, Jr.
Henry J. Underwood, Jr., Assistant Secretary

By: William K. Kellogg, III
William K. Kellogg, III, President

2900

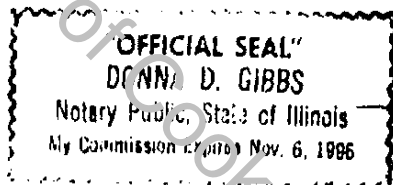
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William K. Kellogg, III, personally known to me to be the President of GENERAL PACKAGING PRODUCTS, INC., a Delaware corporation, and Henry J. Underwood, Jr., 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 President and Assistant Secretary, they signed, sealed 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.

Given under my hand and official seal this 29th day of MARCH, 1994.



Donna D. Gibbs
Notary Public

Commission expires: _____

This instrument was prepared by: Miriam Leskova, Burkland, Defrees & Fiske, 200 South Michigan Avenue, Suite 1100, Chicago, Illinois 60604

After recording, please return to:
Lawrence T. O'Brien
350 North LaSalle Street, Suite 800
Chicago, IL 60610

Please send subsequent tax bills to:
The Observers Investment Company
907 Jackson Avenue
River Forest, IL 60305

I hereby declare that the attached deed represents the entire deed under provisions of Paragraph e of Article 6 of the Real Estate Transfer Tax Act.
Done this 29th day of March 1994.
Miriam Leskova Burkland atty
SIGNATURE OF BUYER, SELLER OR THEIR REPRESENTATIVE

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Property Index Number: Part of 17-21-307-056-0000

Address of premises: Part of 1700 South Canal Street, Chicago, Illinois 60616

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PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTIONS

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

William K. Kellogg, III, being duly sworn on oath, states that he resides at 1700 S. Canal Street, Chicago, Illinois 60616

That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interest therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

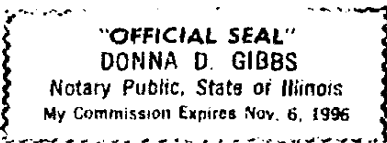
AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

William K. Kellogg
William K. Kellogg, III

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 27th DAY
OF March 19 94

Donna D. Gibbs

Notary Public



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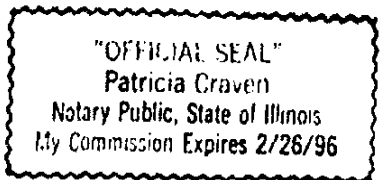
STATEMENT BY GRANTOR AND GRANTEE

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 3-30, 1994 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____ this _____ day of _____, 1994.

Notary Public Patricia Craven

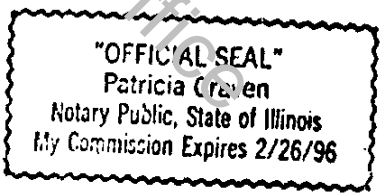


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 5-30, 1994 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____ this _____ day of _____, 1994.

Notary Public Patricia Craven



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.

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

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