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COOK COUNTY RECORDER

SPECIAL WARRANTY DEED

950084 2 of 3

ELSTON PROPERTIES, INC., a Delaware corporation (hereinafter called "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid to Grantor by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but as Trustee under Trust Agreement dated July 14, 1995 and known as Trust No. 120609-01, (hereinafter called "Grantee"), whose address is 33 North LaSalle Street, Chicago, Illinois 60690, the receipt and sufficiency of which are hereby acknowledged, does hereby REMISE, RELEASE, ALIEN and CONVEY to Grantee the following property (hereinafter called the "Property"):

The real property located in the City of Chicago, County of Cook, State of Illinois described on Exhibit A attached hereto and made a part hereof together with all rights, appurtenances, privileges, and easements thereto belonging.

The Property is subject to the exceptions to the title shown on Exhibit B attached hereto and made a part hereof (hereinafter called the "Permitted Exception").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever.

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

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this August 4, 1995.

ELSTON PROPERTIES, INC.

By: Phillip M. Gu
Its: Vice Pres

Attest: Kester A. Jensen
Its: Asst Secretary

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Property of Cook County Clerk's Office

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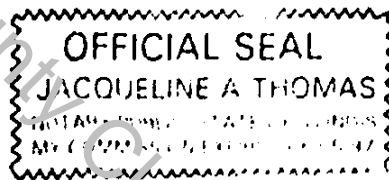
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, PHILIP E. MCGEE
notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PHILLIP E. MCGEE personally known to me to be the Vice President of Elston Properties, Inc., a Delaware corporation, and LESTER A. JENSEN, 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 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 4TH day of August, 1995.

Jacqueline A. Thomas
Notary Public



This instrument was prepared by
Lester A. Jensen, Esq.
The First National Bank of Chicago
One First National Plaza
Chicago, Illinois 60670-0801

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EXHIBIT "A"

LEGAL DESCRIPTION:

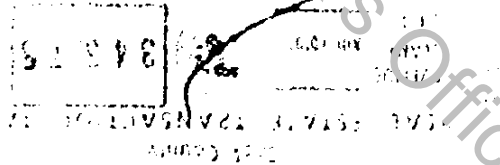
That part of Lot 27 lying Northwesterly of a line drawn 4.60 feet Southeasterly of, measured at right angles, and parallel with the Northwesterly line of said Lot 27, all of Lots 28, 29 and 49 in George R. Hotchkiss Jr.'s Subdivision of Lot 5 (except part lying East of Logan Boulevard and except Boulevard and except streets) in the Superior Court Partition of Snow Estate in the Southwest Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address of the Real Estate:

2739 North Elston Avenue
Chicago, Illinois

PIN:

14-30-300-020
14-30-300-021
14-30-300-022
14-30-300-031



MAIL TO

Mr. John S. Carroll
30 N LaSalle St
Suite 1200
CHICAGO IL 60607

95529609

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07/20/2010

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EXHIBIT "B"

1. Real Estate Taxes and Assessments not yet due and payable and subsequent years.
2. Covenants, conditions and restrictions contained in Deed recorded as Document Number 6498539.
3. Encroachment by concrete slab of 3 story concrete building on the land over the Northernly or Northeasterly line of Lots 28 and 29 and that part of Lot 27 of the land over and onto the adjoining public alley, and also encroachments by the entire brick wall and concrete foundation of the 3 story concrete building on the land over the Southwesterly or Southerly line of Lots 28 and 29 and that part of Lot 27 of the land for its entire length over and onto the adjoining Elston Avenue public right-of-way, all as shown on survey prepared by James, Schaeffer & Schimming, Inc. last dated January 13, 1994 originally dated August 16, 1989, Order No. 77-657 "A" (Revised).
4. Easements or claims of easements, not shown by the public records.

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