95635708

N24-23092-14

(The Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

STATE OF ILLINOIS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COOK §

THAT, EQUITABLE VARIABLE LIFE INSURANCE COMPANY, a New York corporation ("Grantor"), for and in consideration of the sum of Jien and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by HUBBARD-ORLEANS COMPANY, LLC, an Illinois limited liability company ("Grantee"), whose mailing address is c/o Income Parking Fund Limited Partnership, 11 South LeSalle Street, Chicago, Illinois 60603 the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, through, or under Grantor, but not otherwise.

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Grantee by its acceptance hereof, hereby assumes payment of all 1994 and all future ad valorem real estate taxes attributable to the Property.

EXECUTED this // day of September, 1995.

EQUITABLE VARIABLE LIFE INSURANCE COMPANY, a New York corporation

By: Name:

Title:

LARPH ANTONIAT

STATE OF ILLINOIS

COUNTY OF COOK

This instrument was acknowledged before me on September 16, 1995, by his cy Avrionation, an investment Officer of Equitable Variable Life Insurance Company, a New York corporation, on behalf of said corporation.

Notary Public State of Xillinois

My Commission Expires:

June 8, 1997

Notary's name printed:

"OFFICIAL SEAL"
SUSAN E. O'CONNOR
Notary Public, State of Illinois
My Commission Expires June 8, 1997

\$ 63000

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EXHIBIT A

LEGAL DESCRIPTION.

LOTS 14 THROUGH 23 INCLUSIVE, IN BLOCK 4 IN BUTLER, WRIGHT & WEBSTER'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers:

17-09-250-007

(Affects Lots 14, 15, and 16)

17-09-250-019

(Affects Lots 17 and 18)

17-09-250-010 (Affects Lot 19)

17-02-250-017

(Affects Lots 22 and 23)

(17-09-250-016)

(Affects Lots 20 and 21)

Common Address:

431 North Orleans Street

Chicago, Illinois 60610

This document prepared by: Jaime Rhum, Esq. Katten Muchin & Zavis 525 West Monroe Suite 1600 Chicago, Illinois 60661

Send Subsequent Tax Bills to: Hubbard-Orleans Company, LLC c/o Income Parking Fund Limited Partnership 11 South LaSalle Street Chicago, Illinois 60603 Attention: Portfolio Manager After Recording Return To: BUX 15
Chris Vidovic
Mayer Brown & Plan
190 S. LaSalle Street
Chicago, Illinois, 60602

Theory I'L Goldon

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EXHIBIT B

PERMITTED EXCEPTIONS

- General taxes for the second installment of 1994 and for 1995 and subsequent years not 1. yet due or payable.
- 2. Encroachment of the building located on the land over and onto the alley located (A) North to the extent of approximately .04 foot as disclosed by survey of Certified Survey Co., Order No. 87630-B(x), dated June 6, 1990, revised July 18, 1990 (Lot 23).
 - Encreachment of overhead sign and crash poles onto the public way known as W. (B) Hubbard Street located South as disclosed by said survey. (Lots 22 & 23)
 - Encroachment of 2 signs unto public way known as N. Orleans as disclosed by (C) said survey (Lot 14)
- 3. Terms, conditions, provisions, restrictions and limitations contained in Agreement regarding Zoning dated December 23, 1988 made between American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated March 31, 1987 and known as Trust No. 102408-02, and Stepan Partners, an Illinois limited partnership, recorded December 30, 1988 as Document 330601641.
- An easement in favor of Commonwealth Edison Company for pole lines, conduits and 4. incidental purposes.

Recorded:

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March 20, 1990

Document: 90 404 610

Memorandum of lease affecting the land, executed by and between the following parties 5. 7//ico upon the terms, covenants and conditions therein provided.

Lessor:

Equitable Variable Life Insurance Company

Lessee:

Rack Clothing Central, Inc.

Dated:

March 7, 1995

Term:

Expiring August 31, 2005

Recorded:

June 7, 1995

Document:

95 370 931

Rights of parties in possession under unrecorded leases.

Property of Cook County Clark's Office

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