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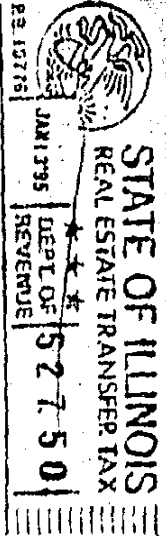
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COOK CO. NO. 016

060209

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 2nd day of December, 1994, between NEW YORK LIFE INSURANCE COMPANY, a corporation created and existing under and by virtue of the laws of the State of New York and duly authorized to transact business in the State of Illinois, party of the first part, and ASG-BEDFORD LIMITED PARTNERSHIP, an Illinois limited partnership,



(Above Space for Recorder's Use Only)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to all necessary corporate authority of said corporation, by these presents does SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the land, situated in the County of Cook and State of Illinois known and described in Exhibit "A" attached hereto and made a part hereof.

Together with all improvements, fixtures, hereditaments and appurtenances thereunto belonging, or in anywise appertaining (together, the "premises"), and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises: TO HAVE AND TO HOLD the said premises as above described, unto the party of the second part, its successors and assigns, forever.

AND the party of the first part, for itself, and its successors and assigns, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it.

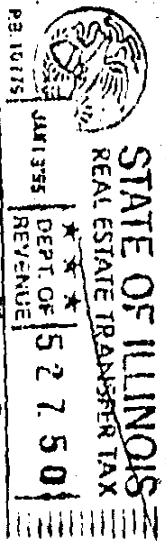
UNDER AND SUBJECT to those matters identified on Exhibit "B" hereto.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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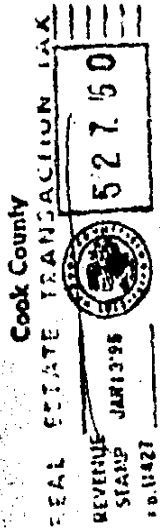
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DEPARTMENT OF STATE
STATE OF ILLINOIS

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DEPARTMENT OF STATE
STATE OF ILLINOIS

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DEPARTMENT OF STATE
STATE OF ILLINOIS

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This instrument was prepared by:

Mitchell E. Russell, Esquire
Salvo and Russell
1767 Sentry Parkway West
Blue Bell, PA 19422

After recording return to:

L. TASHITZ
H. E. ADAMS
CHICAGO, ILL.
60603

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its attorney in fact, Greystone Realty Corporation, the day and year first above written.

NEW YORK LIFE INSURANCE COMPANY

By: Greystone Realty Corporation,
attorney in fact for New York
Life Insurance Company

By: 

Name: CHARLES J. LAUCKHARDT
Title: EXECUTIVE VICE PRESIDENT

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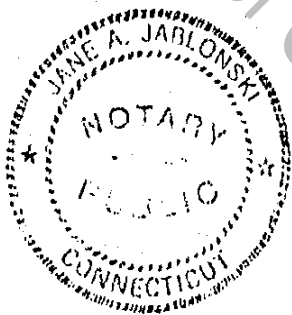
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STATE OF Connecticut
COUNTY OF Fairfield

§§.

I, Jane Jablonski a notary public in and for said Ct. County, in the State aforesaid, DO HEREBY CERTIFY that C. J. Lauckhardt personally known to me to be the Exec. V. President of the 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 acknowledged that as such Exec. V. President, he/she 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 his/her 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 22nd day of December, 1994.



Jane A. Jablonski
Notary Public

JANE A. JABLONSKI
NOTARY PUBLIC
Commission expires BY COMMISSION EXPIRES MAR. 31, 1997

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EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

THAT PART OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 618 FEET NORTH OF THE SOUTH LINE AND LYING ON A LINE DRAWN AT RIGHT ANGLES TO SAID SOUTH LINE THROUGH A POINT THEREON WHICH IS 462.29 FEET WEST OF THE SOUTH EAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE CONTINUING NORTH ON SAID RIGHT LINE 265 FEET; THENCE WEST 177.11 FEET MORE OR LESS TO A POINT 883 FEET NORTH OF THE SOUTH LINE AND LYING ON A LINE DRAWN AT RIGHT ANGLES TO SAID SOUTH LINE THROUGH A POINT THEREON WHICH IS 692 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 8 AFORESAID; THENCE NORTHWESTERLY 170.95 FEET TO A POINT 1053 FEET NORTH OF THE SOUTH LINE AND LYING ON A LINE DRAWN AT RIGHT ANGLES THERETO THROUGH A POINT 674 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH ALONG THE LAST DESCRIBED LINE 265 FEET; THENCE SOUTHEASTERLY 170.95 FEET TO A POINT 618 FEET NORTH OF THE SOUTH LINE AND LYING ON A LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 8 AFORESAID, THROUGH A POINT 692 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST 177.11 FEET MORE OR LESS TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:
4956 S. MONITOR STREET
UNINCORPORATED COOK COUNTY, ILLINOIS

P.I.N.: 12-08-202-033

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THAT PART OF THE NORTH 1303.0 FEET (MEASURED AT RIGHT ANGLES) OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH 1303.0 FEET (MEASURED AT RIGHT ANGLES) OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 28, AFORESAID, 757.0 FEET WEST OF THE EAST LINE THEREOF; THENCE CONTINUING WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 400.0 FEET TO A POINT 197.2 FEET EAST OF THE EAST LINE OF A RAILROAD RIGHT-OF-WAY, SAID RAILROAD RIGHT-OF-WAY LINE BEING A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 28 THROUGH A POINT 1343.59 FEET WEST OF THE NORTH EAST CORNER OF SECTION 28, AFORESAID; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE OF SAID NORTH 1303.0 FEET, FOR A DISTANCE OF 282.72 FEET TO AN INTERSECTION WITH A CURVED LINE, CONVEX TO THE SOUTH WEST; THENCE NORTHWESTERLY ALONG SAID CURVED LINE, WITH A RADIUS OF 259.21 FEET, A DISTANCE OF 263.49 FEET, TO A POINT OF TANGENT; THENCE NORTHWESTERLY ALONG SAID TANGENT LINE 21.03 FEET TO A POINT IN THE RAILROAD RIGHT-OF-WAY, HEREINBEFORE DESCRIBED, SAID POINT BEING 834.59 FEET SOUTH OF THE NORTH LINE OF SECTION 28, AFORESAID; THENCE SOUTHEASTERLY ALONG A CURVED LINE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 244.01 FEET, FOR A DISTANCE OF 154.17 FEET TO A POINT OF COMPOUND CURVE; THENCE SOUTHEASTERLY ALONG A CURVE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 372.26 FEET, FOR A DISTANCE OF 72.77 FEET, TO A POINT OF COMPOUND CURVE; THENCE SOUTHEASTERLY ALONG A CURVE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 244.01 FEET, FOR A DISTANCE OF 97.24 FEET, TO A POINT OF TANGENCY WITH A LINE 1008.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 28, AFORESAID; THENCE EAST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 195.56 FEET, THENCE SOUTHEASTERLY 121.34 FEET TO A POINT IN A LINE 1026.0 FEET SOUTH (MEASURED AT RIGHT ANGLES) OF AND PARALLEL WITH THE NORTH LINE OF THE NORTH EAST QUARTER OF SECTION 28, AFORESAID; THENCE EAST ALONG SAID LINE FOR A DISTANCE OF 30.0 FEET TO A POINT IN A LINE DRAWN THROUGH THE POINT OF BEGINNING AND BEING AT RIGHT ANGLES TO THE SOUTH LINE OF SAID NORTH 1303.0 FEET; THENCE SOUTH ALONG SAID RIGHT ANGLE LINE FOR A DISTANCE OF 277.0 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:
4944 WEST 73RD STREET
BEDFORD PARK, ILLINOIS

P.I.N. 19-28-201-028

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EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

1. 1994 Taxes, not yet due and payable.
2. Railroad Right of Way, Switch and Spur Tracks (affects 4956 South Monitor Street Property)

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PLAT ACT AFFIDAVIT

STATE OF PENNSYLVANIA)
COUNTY OF MONTGOMERY)

MITCHELL E. RUSSELL, being duly sworn on oath, states that he resides at 517 Bridle Road, Glenside, Pennsylvania 19038. That the attached deed is not in violation of Section 1. of Chapter 109 of the Illinois Revised Statutes for the following reason:

Said Act is not applicable as the grantors own no adjoining property to the premises described in said 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.

[Handwritten signature of Mitchell E. Russell]
Mitchell E. Russell

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th DAY OF JANUARY, 1995.

[Handwritten signature of Notary Public]

"OFFICIAL SEAL"
Chrystyna Cameron
Notary Public, State of Illinois
My Commission Expires 11/17/98

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COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST. CHICAGO, IL 60602
TEL: (773) 304-3000 FAX: (773) 304-3001
WWW.COOKCOUNTYCLERK.COM