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GEORGE E. COLE
LEGAL FORMS

No. 803
November 1994

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

95223018

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DEPT-01 RECORDING \$25.00
740012 TRAN 3400 04/03/95 15:22:00
44878 JJ #-95-223018
COOK COUNTY RECORDER

THIS AGREEMENT, made this 31st day of March, 1995, between Bessin Corporation

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Arthur J. Smith, Sr., of 950 W. 45th Street, Chicago, IL 60609

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

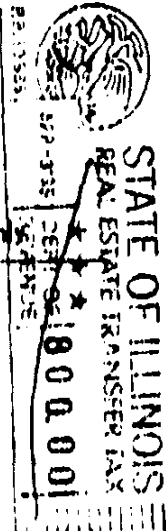
See Exhibit "A" attached hereto and made a part hereof.

Cook County
REAL ESTATE TRANSFER TAX
\$110.00

4305 North La Salle, Apt 101

Above Space for Recorder's Use Only

COOK
COUNTY
2 2 7 2 0 5



Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: See Exhibit A attached hereto. Permanent Real Estate Number(s): 20-05-200-115 through 20-05-200-117, 20-05-200-145
Address(es) of real estate: vacant land on the northwest corner of 45th Street and Morgan Street, Chicago, IL

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its VICE President, and attested by its ASST. Secretary, the day and year first above written.

BESSIN CORPORATION
(Name of Corporation)
By Elizabeth Hoffmann
Vice President
Attest: James S. Gray

James S. Gray, Altheimer & Gray, Asst. Secretary
10 S. Wacker Drive, #4000, Chicago, Illinois 60606
(Name and Address)

This instrument was prepared by

7:37 6/16 12 CW

95223018

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MAIL TO: Schwartz & Freidin
 (Name)
111 W. Washington - #1025
 (Address)
Chicago, IL 60602
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Arthur J. Smith, Sr.
 (Name)
950 West 45th Street
 (Address)
Chicago, IL 60609
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS
 COUNTY OF COOK } ss.

I, Laura Zuraitis a Notary Public
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Raymond G. Bessin
 personally known to me to be the VICE President of Bessin Corporation
 an Illinois corporation, and Ann L. Pfeiffer, personally known to me to be the
Asst 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 Asst 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 31st day of March, 19 95.

Laura Zuraitis
 Notary Public
 Commission expires _____

OFFICIAL SEAL
 LAURA ZURAITIS
 NOTARY PUBLIC STATE OF ILLINOIS
 MY COMMISSION EXP. JAN 25 1999

Box _____

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

45th and Morgan Street

Chicago, Illinois

BOX 333-CTI

MAIL TO
 Schwartz & Freidin
 111 W. Washington St. - #1025
 Chicago, IL 60602

GEORGE E. COLE
 LEGAL FORMS

81082256

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EXHIBIT A

ALL OF LOTS 8, 9 AND 10 AND THAT PART OF THE EAST 1/2 OF LOT 14 LYING SOUTH OF THE NORTH LINE OF SAID LOT 10 EXTENDED WEST ALL IN DONOVAN INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF EACH OF LOTS 3, 4, 5, 6, 7, 8, 9 AND 10 IN STOCK YARDS SUBDIVISION OF THE EAST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: Building, building line and use or occupancy restrictions, conditions or covenants of record; easements and party wall agreements; general taxes for 1994 and subsequent years; zoning, building and other laws and ordinances; road and highways, if any; utility easements; acts done or suffered by, through or under party of the first part; and Grant from the Union Stock Yard and Transit Company of Chicago and others to the Sanitary District of Chicago (now known as the Metropolitan Sanitary District of Greater Chicago) of a perpetual easement, right, privilege and authority to construct, reconstruct, repair, maintain and operate two intercepting sewers, with appurtenances, dated January 10, 1946 and recorded April 17, 1946 as document 13770678.

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Property of Cook County Clerk's Office