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SPECIAL WARRANTY DEED

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DEPT-01 RECORDING \$25.50
 150603 TRAN 9130 05/30/96 16:18:00
 43373 MC *-96-410745
 COOK COUNTY RECORDER

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 16th day of January, 1995 between **COMMAND PROPERTIES, INC.**, c/o 166 W. Washington St., Suite 220, Chicago, IL 60602, 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 **PARKWAY PROPERTIES, L.L.P.**, an Illinois partnership, of 166 W. Washington St., Chicago, IL 60602, party of the second part, 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 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 its successors and assigns, **FOREVER**, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

The West 31 Feet of Lot 3 and Lot 4 (except the West 35 Feet thereof) in Linsenbarth's Resubdivision of Lot 1 (except the East 7 Feet thereof), the South 169.6 Feet of Lot 2, the East 69 Feet of the North 136.6 Feet of Lot 2 and the East 16 Feet of the South 169.6 Feet of Lot 3, all in his subdivision of Outlot 36 in the School Trustees Subdivision of Section 16, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Permanent Index No. 20-16-323-014-0000

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for 1994, if any, and subsequent years taxes and installments including taxes which may accrue by reason of new or additional improvements during the year(s) 1994 to the present, if any; to any condition that an inspection of the premises and an accurate survey would reveal; and to any City of Chicago Building Court Violations, if any.

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, its successors 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, 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 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**,

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subject to: only the matters stated herein, but not otherwise.

Permanent Real Estate Index Number(s): 20-16-323-014-0000

Address(es) of real estate: 413 W. 62nd Street, Chicago, IL 60621

IN WITNESS WHEREOF, said party of the first party 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 Secretary, the day and year first above written.

COMMAND PROPERTIES, INC.

By  _____

Attest  _____

This instrument was prepared by L. Barnard, 166 W. Washington St., Suite 220, Chicago, IL 60602

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

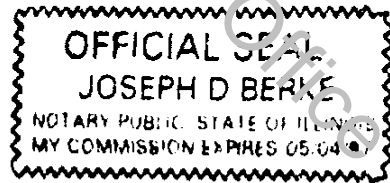
I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT **LESLIE BARNARD** personally known to me to be the President of **COMMAND PROPERTIES, INC.**, a Illinois corporation, and **LESLIE BARNARD**, personally known to me to be the Secretary 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 Secretary, they signed and delivered the said instrument 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 form.

Given under my hand and Notarial Seal this 16th day of January, 1985



NOTARY PUBLIC

MAIL TO: PERSHING PROPERTIES, L.L.P., 166 W. Washington St., Chicago, IL 60602
SEND SUBSEQUENT TAX BILLS TO: PERSHING PROPERTIES, L.L.P., 166 W. Washington St., Chicago, IL 60602



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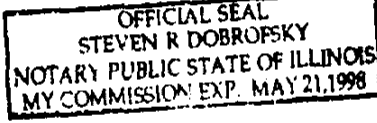
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STATEMENT BY GRANTOR AND GRANTEE

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 Jan. 16, 1995 Signature: [Signature]
Grantor or Agent

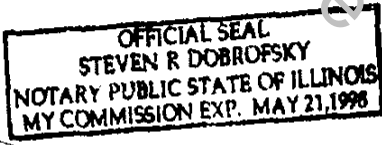
Subscribed and sworn to before me by the
said Affiant this
16 day of Jan, 1995.

Notary Public [Signature]


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 Jan. 16, 1995 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Affiant this
16 day of Jan, 1995.

Notary Public [Signature]


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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Property of Cook County Clerk's Office

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