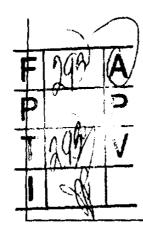
Corporate Warranty Deed

Statutory (Illinois) (Corporation to Corporation)



96485374

This Warranty Deed is made this do day of he, 1996, by and between Wallace Acquisition, Inc. acting under assumed name Binyon's Incorporated, a Delaware corporation (the "Grantor") and Lazarus Properties, Inc., an Illinois corporation having an address at 111 N. Canal Street Suite 1500, Chicago, Illinois (the "Grantee").

WITNESSETH, that Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged by Grantor, by these presents does hereby CONVEY AND WARRANT unto Grantee, and to its successors and assigns, FOREVER, the property described on Exhibit A attached hereto and made a part hereof, which property is situated in the County of Cook and State of Illinois (the "Property"). The Property hereby conveyed is conveyed subject to those title exerctions set forth on Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditaments and apportenances thereunto belonging, or in anywise appertaining profits thereof, and all the estate, right title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to file Property with the hereditaments and appurtenances. TO HAVE AND TO HOLD the Property with the appurtenances, unto Grantee and its assigns forever.

This is an exempt transaction under Real Estate Transfer Tax Act, Section 4, Paragraph <u>M</u> and Cook County Ordinance 95104, Paragraph E

THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:

KENNETH H. DENBERG SCHWARTZ & FREEMA 4 401 NORTH MICHIGAN A SUITE 1900 CHICAGO, ILLINOIS 13611

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of the day and year first above-written.

WALLACE ACQUISITION, INC. acting under assumed name Binyon's Incorporated, a Delaware corporation

	By:	Cold Mallace
	Īte:	PRESIDENT
000	113.	
STATE OF Thinis)		
COUNTY OF Cook Or		
	arl.	, a Notary Public in and for said County
and State aforesaid, do hereby certify that	it on this	day personally appeared before me
Danald Wallace	, pers	onally known to me to be the same person
whose name is subscribed to the foregoin	ig izsti ii	ment and personally known to me to be the
Nallace Acignistich Inc	_, 0: 1:10 ed caid in	strument as his free and voluntary act as
		on, and that the said instrument was signed
		corporation as the free and voluntary act and
deed of said corporation.		
		2/5+
Given under my hand and	official s	seal this 215th day of fune,
1996.		4.0
		, '\$

Commission Expires:

**CHYKHAL MAD'
Essen A. Popti
Notary Public, State of Minels
My Commission Expires 7/1480

KHD:bjk A:\BANKONE WARRANTY.DED

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ANTO SELECTION OF SELECTION OF

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Thouse the column of Column Clarks Office THE NORTH 28 5/12 FEET OF THE SOUTH 38 5/12 FEET OF LOT 14 IN BLOCK 139 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART USED FOR ALLEY IN REAR) OTHERWISE KNOWN AS LOT 6 IN ASSESSORS SUBDIVISION OF LOTS 2, 5, 8, 11, 14, 17, 30 AND 23 IN SAID BLOCK 139 IN COOK COUNTY,

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EXHIBIT "B"

PERMITTED EXCEPTIONS

- General Real Estate Taxes for the Year(s) 1995, 1996 and subsequent years. Permanent 1. Tax Index Number 17-16-235-005, Volume 511.
- Mortgage, Security Agreement and Financing Statement dated September 18, 1986 and 2. recorded September 19, 1986 as Document 86-425034 made by Wallace Acquisition, Inc. d/b/a Binyon's, Inc. to First Illinois Bank of Wilmette to secure an indebtedness of \$875,000.00. Arecorde.

 Othor Colling Clark's Office
- Existing carecorded leases, if any. 3.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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.

MALAGE ACQUISITION, INC. acting under account name

	number 2 - Meaches Ten V Terrans 2 - Marie 2017
Dated: JMF 21 , 1996	Lazarus Preperties, me.
700	Grant & or Agent,
C/x)
Subscribed and sworn to before me b	w the gaid
this 212 day of Sane	, 1996.
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1) 2 1/11	$\gamma / \prime \prime$
LIMO STATE	(m/w/
Notary Public July	My y
grander	0
The grantee or his or her agent aff:	
the granter shown on the deed or ass	
a land trust is either a natural perforeign corporation authorized to do	
to real estate in Illinois, a parti	
or acquire and hold title to real es	
recognized as a person and authoriz	zed to do rusiness or acquire and
hold title to real estate under the	e laws of the State of Illinois.
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Dated:	Full Station
	Granter or Agent
Subscribed and sworny to before me b	and the said of the said
this 215 day of 112	, 1996.
and of the	-, 4,5,50.

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.]

"OFFICIAL SEAL"
Susan A. Fogal
"Notary Public, State of Himeis
My Commission Expires 7/1499

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