SPECIAL WARRANTY DEED

THE GRANTOR, HANDY ANDY REALTY COMPANY, INC., a corporation organized and existing under and by virtue of the laws of the State of Delaware, for the sum of Ten and no/100 (\$10.00) DOLLARS, and other consideration paid, the receipt and sufficiency of which are hereby acknowledged, grants, conveys and warrants to:

TOPS L.L.C., a limited liability company organized and existing under and by virtue of the laws of the State of Illinois.

. DEPT-01 RECORDING

\$27.50

. T\$0001 TRAN 5665 09/16/96 14:47:00

##429 + RC +-96-704281

COOK COUNTY RECORDER

all of its interest in the Real Estate situated in the County of Cook in the State of Illinois and more particularly described on Exhibit A attached hereto and made a part hereof, subject to the Permitted Exceptions as defined in that certain Peal Estate Contract, dated September 1, 1995, between Handy Andy Realty Company, Inc. and FOPS L.L.C.

Bv:

Dated effective as of the 4th day of September, 1996.



INC., a Delivere corporation

Tryler, a Del Gyre corporation

Jean Paul Descheemack

Its Treasurer

AFRER RECORDING RETURN TO:

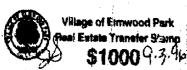
Mekzar, Purtill & Stelle 1515 E. Woodfield Road Shremburg, Blacia 60173-5431 ATTN: William J. Mitchell, Esq.

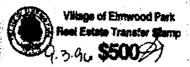
THIS INSTRUMENT PREPARED BY:

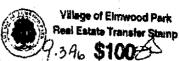
Putrick G. Mereite, Hag. Cherry, Gottlieb, Steen & Hamilton One Liberty Plaza New York, New York 10006

N9601518 CEK 195

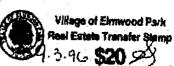
Send subsequent tax bills to: TOPS L.L.C. 0/0 The Taxmen Corporation 9933 N. Lewier Suite 516 Skokie, IL. 60077

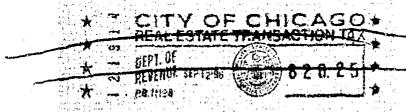




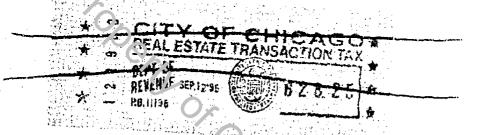








and have being



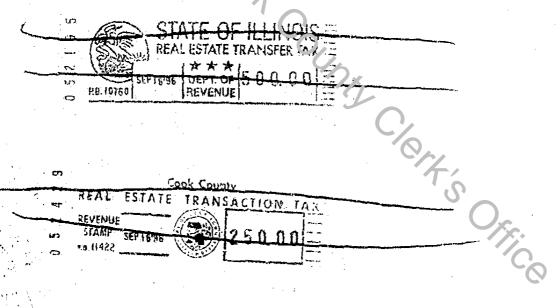




Exhibit A

Legal Description of Second Takedown Property

LOTS 13 THROUGH 15, BOTH INCLUSIVE, AND LOT 16 (EXCEPT THE SOUTH PORTION OF SUCH LOT 16 LYING SOUTH OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 16 WHICH IS 4.85 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST TO A POINT ON THE WEST LINE WHICH IS 4.75 FEET NORTH OF THE SOUTHWEST CORNER THEREOF) IN 1.1. PUTHERFORD'S 2ND ADDITION TO MONT CLARE IN THE NOT THEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINGIS.

AND

LOTS 119 and 120 IN JOHN J. RUTHERFORD'S 3RD ADDITION TO MONT CLARE, IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, 8/ST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PINE: 12-25-231-014; 12-25-231-015; 12-25-231-016;
12-25-231-014; 12-25-231-015; 13-30-12-016;

Property of Cook County Clerk's Office

\$670428

STATE OF FLOADA)
COUNTY OF POK) ss.

BET IT REMEMBERED, that on this 9th day of September, 1996, before me, a Notary Public in and for the State of Flori DA . County of Polk , personally came Jean Paul Descheemaeker, as Treasurer of the GRANTOR, Handy Andy Realty Company, Inc., a Delaware corporation, and acknowledged that he executed the foregoing Special Warranty Deed in his capacity as Treasurer (officer), as his free and voluntary act, and as the free and voluntary act of Grantor, Handy Andy Realty Company, Inc.

> Jenny Or Cook County Clerk's Office GIVEN under my hand and Notarial Seal this 9 day of September, 1996.

ISEAL)

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My commission expires:

CHRISTINE A. LANEY Notary Public, State of Florida My comm. expires May 15, 1997 Comm. No. CC283143

Property of Cook County Clerk's Office