

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,

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 Real Estate Contract, dated September 1, 1995, between Handy Andy Realty Company, Inc. and TOPS L.L.C.

Dated effective as of the 9th day of September, 1996.

HANDY ANDY REALTY COMPANY, INC., a Delaware corporation

By: [Signature] Jean Paul Descheemacker Its Treasurer

THIS INSTRUMENT PREPARED BY:

Patrick G. Merzke, Esq. Cleary, Gottlieb, Steen & Hamilton One Liberty Plaza New York, New York 10006

AFTER RECORDING RETURN TO:

Melzer, Purill & Stelle 1515 E. Woodfield Road Shrewsbury, Illinois 60173-5431 ATTN: William J. Mitchell, Esq.

Send subsequent tax bills to: TOPS L.L.C. c/o The Taxman Corporation 9933 N. Lawler Suite 516 Skokie, IL 60077

9601518 DEK 175

2250

96704281



Village of Elmwood Park Real Estate Transfer Stamp

\$1000 9.3.96



Village of Elmwood Park Real Estate Transfer Stamp

\$500 9.3.96



Village of Elmwood Park Real Estate Transfer Stamp

\$100 9.3.96



Village of Elmwood Park Real Estate Transfer Stamp

\$50 9.3.96



Village of Elmwood Park Real Estate Transfer Stamp

\$20 9.3.96

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★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE SEP 12 '96 ★
★ PB. 11128 ★

620.25

★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE SEP 12 '96 ★
★ PB. 11136 ★

620.25

0 5 2 1 5 5

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

*** 500.00 ***
DEPT. OF REVENUE

SEP 16 '96
PB. 10760

0 5 4 9

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP SEP 16 '96
PB. 11422

250.00

Property of Cook County Clerk's Office

1870498

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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 J.J. RUTHERFORD'S 2ND ADDITION TO MONT CLARE IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PINS: 12-25-231-014; 12-25-231-015; 12-25-231-016;
12-25-231-017; 13-30-127-003; 13-30-127-004

96764281

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Property of Cook County Clerk's Office

86704281

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STATE OF FLORIDA)
) ss.
COUNTY OF Polk)

BET IT REMEMBERED, that on this 9th day of September, 1996, before me, a Notary Public in and for the State of Florida, 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.

GIVEN under my hand and Notarial Seal this 9th day of September, 1996.

[SEAL]

Christine A. Laney
Notary Public
personally known

My commission expires:

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

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