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Corporate
Warranty Deed

Statutory (Illinois)
(Corporation to
Corporation)

96901977

DEPT-01 RECORDING \$31.00
 T#0012 TRAN 3209 11/26/96 15:11:00
 #1670 \$ CG *-96-901977
 COOK COUNTY RECORDER

This Warranty Deed is made this 23rd day of November, 1996, by and between **1708 South State Street Funding Corporation**, an Illinois corporation (the "Grantor"), and **Rehab Associates IV, Inc.**, an Illinois corporation having an address at **2901 Butterfield Road, Oak Brook, Illinois 60521** (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 exceptions set forth on Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Numbers: 17-22-106-042-0000, 17-22-106-043-0000, 17-22-106-044-0000, 17-22-106-045-0000, 17-22-106-046-0000.

Property Address: 1516 S. Wabash Ave., Chicago, Illinois

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining profits thereof, and all the estate, right, title, interest,

THIS INSTRUMENT WAS PREPARED BY:

KENNETH H. DENBERG, ESQ.
 SCHWARTZ & FREEMAN
 401 N. MICHIGAN AVENUE
 SUITE 1900
 CHICAGO, ILLINOIS 60611

COMMON ADDRESS:

1516 S. Wabash Avenue
 Chicago, Illinois
 PIN: 17-22-106-042-0000
 17-22-106-043-0000
 17-22-106-044-0000
 17-22-106-045-0000
 17-22-106-046-0000

NOV 23 1996

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75-60200

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claim or demand whatsoever of Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances. TO HAVE AND TO HOLD the Property with the appurtenances, unto Grantee and its assigns forever.

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

1708 South State Street Building Corporation

By: [Signature]
Name: Bruce Behrstock
Its: President

STATE OF Illinois
COUNTY OF Cook)
SS.

I, Lora Minichillo, a Notary Public in and for said County and State aforesaid, do hereby certify that on this day personally appeared before me **Bruce Behrstock**, personally known to me to be the same person whose name is subscribed to the foregoing instrument and personally known to me to be the **President**, of **1708 South State Street Building Corporation**, an Illinois corporation, and acknowledged that he signed and delivered said instrument as his free and voluntary act as **President**, of said corporation, and that the said instrument was signed and delivered in the name and on behalf of said corporation as the free and voluntary act and deed of said corporation.

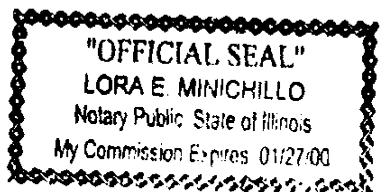
Given under my hand and official seal this 23rd day of December, 1996.

[Signature]
Notary Public

KHD:bjk\ACE\ACECORP.DBE

After Recording, Return this Document to:

SCOTT W. WILTON, ESQ.
REHAB ASSOCIATES IV, INC.
2901 BUTTERFIELD ROAD
OAK BROOK, IL 60521



★ 1
★ 8
★ 0
★ 5
★ 2
★ 1
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE NOV-01-96
\$11,250.00 ms

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EXHIBIT A

Legal Description

PARCEL 1:

LOT 6 IN BLOCK 25 IN THE ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 5 IN BLOCK 25 IN THE ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 8.7 FEET OF LOT 2 (EXCEPT THE WEST 19 FEET THEREOF) AND LOTS 3 AND 4 (EXCEPT THE WEST 19 FEET THEREOF) IN BLOCK 25 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST LINE OF WABASH AVENUE AT A POINT 567.7 FEET NORTH OF THE SOUTH LINE OF SAID FRACTIONAL 1/4 SECTION AND RUNNING NORTH 55 FEET; THENCE WEST 170-1/2 FEET MORE OR LESS TO THE EAST LINE OF A 20 FOOT ALLEY; THENCE SOUTH 55 FEET; THENCE EAST TO THE PLACE OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED LAND THE WEST 9 FEET THEREOF) IN CHICAGO, COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS:

17-22-106-042-0000
17-22-106-043-0000
17-22-106-044-0000
17-22-106-045-0000
17-22-106-046-0000

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PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 1996 AND SUBSEQUENT YEARS.
2. RIGHTS AND EASEMENTS OF THE PUBLIC, ACQUIRED BY JUDGMENT OF CONDEMNATION ENTERED MARCH 23, 1942, CASE 41C6541 CIRCUIT COURT, WHEREIN THERE WAS CONDEMNED:

THE WEST 19 FEET OF THE SOUTH 21.4 FEET OF LOT 2 IN BLOCK 18 AND THE WEST 19 FEET OF LOTS 1 AND 2 IN BLOCK 25, EXCEPT THEREFROM THE SOUTH 8.7 FEET OF THE SAID LOT 2 IN BLOCK 25 ALL IN THE ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO THE WEST 10 FEET OF LOTS 5 AND 6 (EXCEPT THEREFROM THE SOUTH 2.9 FEET OF SAID LOT 6);

ALSO THAT PART OF THE EAST 9 FEET OF THE WEST 19 FEET OF SAID LOTS 5 AND 6 EXCEPT THEREFROM THE SOUTH 2.9 FEET OF SAID LOT 6, ABOVE A HORIZONTAL PLANE THE ELEVATION OF WHICH IS 39.22 FEET ABOVE THE CHICAGO CITY DATUM; ALL IN BLOCK 25 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

A PERMANENT AND PERPETUAL EASEMENT IN THE EAST 9 FEET OF THE WEST 19 FEET OF LOTS 5 AND 6 (EXCEPT THEREFROM THE SOUTH 2.9 FEET OF LOT 6) IN BLOCK 25 OF ASSESSOR'S DIVISION AFORESAID TO CONSTRUCT AND MAINTAIN BELOW THE "PRESENT" BASEMENT OF THE BUILDING EXISTING ON THE SAID PROPERTY CONCRETE FOOTING FOR SUPPORT OF TWO ELEVATED RAILROAD COLUMNS.

A PERMANENT AND PERPETUAL EASEMENT IN A SPACE IN WHICH MAY BE INSTALLED AND MAINTAINED PART OF THE ELEVATED STRUCTURE WITH SUFFICIENT CLEARANCE AROUND IT SO THAT THE SAID STRUCTURE SHALL NOT BE IN CONTACT WITH THE BUILDING ON "THE PROPERTY HEREIN DESCRIBED" WHICH SPACE SHALL BE LOCATED AT THE APPROXIMATE ELEVATION OF 39.22 FEET ABOVE CHICAGO CITY DATUM AND AT THE WEST END OF THE BUILDING WHICH IS APPROXIMATELY 170 FEET WEST OF THE WEST LINE OF WABASH AVENUE AND WHICH SPACE SHALL BE LOCATED APPROXIMATELY 21 FEET SOUTH OF THE NORTH LINE OF LOT 5 AND SHALL NOT CUT INTO THE BUILDING MORE THAN 3 INCHES IN DEPTH AND SHALL NOT EXTEND OVER A SPACE MORE THAN 2 FEET IN A NORTH AND SOUTH DIRECTION.

(AFFECTS PARCELS 1, 2 AND 3)

3. POSSIBLE PARTY WALL ALONG THE NORTH LINE OF PARCEL 2 AND THE SOUTH LINE OF LOT 4 IN PARCEL 3.
4. TERMS AND PROVISIONS OF THE CENTRAL STATION REDEVELOPMENT AGREEMENT DATED AS OF NOVEMBER 1, 1995, AS DISCLOSED BY FIRST AMENDMENT TO SAID AGREEMENT RECORDED DECEMBER 23, 1994, AS DOCUMENT 04 071 129.
5. ENCROACHMENT OF DOCK ATTACHED TO BUILDING ON THE LAND ONTO PUBLIC PROPERTY WEST AND ADJOINING BY AN UNDISCLOSED AMOUNT AS DISCLOSED BY SURVEY BY CERTIFIED SURVEY COMPANY DATED MAY 24, 1995 NUMBER 88274-(Y).

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6. ENCROACHMENT OF WOOD TIES ATTACHED TO BUILDING ON THE LAND ONTO PUBLIC PROPERTY WEST AND ADJOINING LAND BY AN UNDISCLOSED AMOUNT.
7. ENCROACHMENT OF BUILDING LOCATED MAINLY ON THE LAND ONTO PUBLIC PROPERTY WEST AND ADJOINING BY .21 FEET AS DISCLOSED BY AFORESAID SURVEY.
8. ENCROACHMENT OF BUILDING LOCATED ON PROPERTY SOUTH AND ADJOINING ONTO LAND BY .18 FEET AND BY A SECOND BUILDING BY .015 AS DISCLOSED BY AFORESAID SURVEY.

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP NOV 26 '96

750.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEPT OF REVENUE

750.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEPT OF REVENUE

750.00

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Bruce Behrstock, being duly sworn on oath, states that he resides in Cook County, Illinois. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

-OR-

~~The conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959-~~

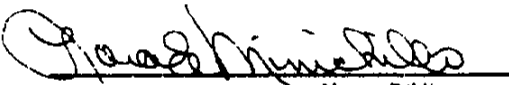
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. ~~The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.~~

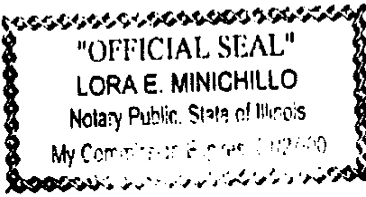
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this Affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.


Bruce Behrstock

SUBSCRIBED and SWORN to before me
this 22 day of November, 1996.


Notary Public



KHD:bjk:FORAISI: PLACTACT 011

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