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96925216

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 3rd day of December, 1996, between FOREST PARK INDUSTRIAL CENTER PARTNERSHIP, an Illinois general partnership, party of the first part, and the VILLAGE OF NORTH RIVERSIDE, an Illinois municipal corporation, 2401 S. Des Plaines Ave., North Riverside, Illinois 60546, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum

of Ten and No Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and by this reference made a part hereof.

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 heirs 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 heirs 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.

Permanent Real Estate Index Number(s): 15-24-403-014 -0000

Address of Real Estate: 7400 W. Cermak Rd., North Riverside, IL

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed as of the day and year first above written.

FOREST PARK INDUSTRIAL CENTER PARTNERSHIP

By: Gertrude E. Weinstein
Gertrude E. Weinstein, its General Partner

By: Maynard J. Marks
Maynard J. Marks, as Trustee, its General Partner

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DEPT. OF RECORDING 927.00
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LEGAL FUNDY RECORDS

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76-06-882-DI (LIT)

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Exhibit A

Legal Description

The South 548.0 feet of Lot 3 (except the North 111.0 feet of the East 56.50 feet and except the South 437.0 feet of the East 200.0 feet thereof) and the South 548.0 feet of Lot 4 (except the West 132.0 feet thereof) ~~and excepting therefrom the South 40 feet taken for Cermak Road~~ in the Subdivision of the South 1/2 of Section 24, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois,

commonly known as 7400 West Cermak Road, North Riverside, Illinois

PIN: 15-24-413-014-0000

Volume 172

SUBJECT TO:

General Real Estate Taxes not yet due and payable

Existing Tenant Lease

The following documents which were recorded with the Recorder of Deeds of Cook County, Illinois:

25131389, 20599637, 93077916, 20316661 and 20599636

MAIL TO:

Chuhkka Tison
225W Washington
Chicago, IL 60606
ARNOLD KAROLEWSKI

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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 the 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.

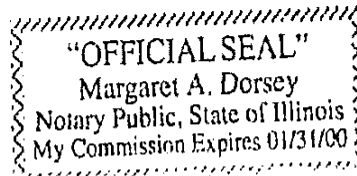
Dated 12/04, 1996

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said Agent this 4th day of December, 1996.

Notary Public: _____



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.

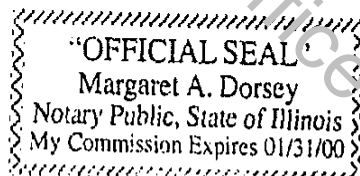
Dated 12/04, 1996

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said Agent this 4th day of December, 1996.

Notary Public: _____



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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