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SPECIAL
WARRANTY
DEED

10/2 MB

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PA

THIS INDENTURE, made this 18th day of August, 1997, between **PICARDY ON DIVERSEY**, an Illinois joint venture partnership, duly authorized to transact business in the State of Illinois, party of the first part, and **CHARLES E. RICE**, of 1118 Camellia Drive, Apt No. 3, Munster, Indiana 46321, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) 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 his heirs and assigns, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto.

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, their 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, their 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 encumbered 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**, subject to those exceptions listed on Exhibit A attached hereto.

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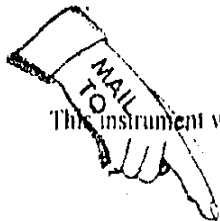
IN WITNESS WHEREOF, said, party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents, the day and year first above written.

PICARDY ON DIVERSEY, an Illinois joint venture partnership

By: PICARDY PARTNERS LIMITED PARTNERSHIP,
an Illinois limited partnership, a general partner

By: PICARDY PLACE III, INC., an
Illinois corporation, its general partner

By: *Scott Sternfield*
Name: Scott Sternfield
Title: Vice President



The instrument was prepared by: Bennett R. Klasky, Esq., Bennett R. Klasky & Associates, 555 Skokie Boulevard, Suite 500
Northbrook, Illinois 60062

MAIL TO: Charles E. Rice, 1808-H West Diversey Parkway, Chicago, Illinois 60614

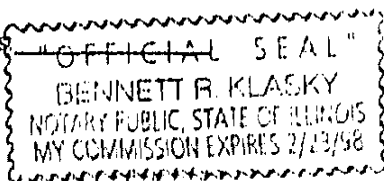
SEND SUBSEQUENT TAX BILLS TO: Charles E. Rice, 1808-H West Diversey Parkway, Chicago, Illinois 60614

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I Bennett R. Klasky, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Scott Sternfield, personally known to me to be the Vice President of Picardy Place III, Inc., an Illinois corporation, a general partner of Picardy Partners Limited Partnership, an Illinois limited partnership, a general partner of Picardy on Diversey, an Illinois joint venture partnership and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Vice President, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of August, 1997.

Commission expires



B. R. Klasky
Notary Public

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOT 23 IN PICARDY PLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1994 AS DOCUMENT 94508608, AND AMENDED BY A LETTER OF CORRECTION RECORDED MARCH 29, 1995 AS DOCUMENT 95211884, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS FOR PICARDY PLACE SUBDIVISION RECORDED MAY 19, 1994 AS DOCUMENT 94452179 AND SHOWN ON THE PLAT OF PICARDY PLACE SUBDIVISION AFORESAID, AS CREATED BY THIS DEED FROM PICARDY ON DIVERSEY TO CHARLES E. RICE, DATED AUGUST 18, 1997 AND RECORDED _____ AS DOCUMENT _____

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CREATED BY GRANT OF EASEMENTS DATED AS OF MARCH 18, 1994 AND RECORDED APRIL 19, 1994 AS DOCUMENT 94348495 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS SUCCESSOR TRUSTEE TO FIRST CHICAGO TRUST COMPANY OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 15, 1993 AND KNOWN AS TRUST NUMBER RV-012796 TO PICARDY ON DIVERSEY, AN ILLINOIS JOINT VENTURE, FOR VEHICULAR AND PEDESTRIAN ACCESS BETWEEN PARCEL 1 AND OAKDALE AVE. ACROSS AND UPON THE SURFACE OF A PARCEL OF LAND DESCRIBED IN EXHIBIT "D" IN AFORESAID INSTRUMENT.

Subject to: (i) general real estate taxes not yet due; (ii) covenants, conditions and restrictions of record, Homeowner's Declaration, the Declaration of Covenants and Conditions for Picardy Place, as amended from time to time; (iii) private, public and utility easements of record, including any easements established by or implied from any declaration, or amendments thereto, if any, and roads, if any; (iv) the Plat Act; (v) special taxes or assessments for improvements, if any, not yet due; and (vi) acts done or suffered by Buyer.

COMMON ADDRESS: 1808-H West Diversey Parkway
Chicago, Illinois 60614

D E N O T E 14 30 222 072

STATE OF ILLINOIS

DEPARTMENT OF REVENUE

PROPERTY TAX

CHICAGO

PARCEL 1

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H.B.

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