

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 5th day of August, 1997, between MAVERICK PROPERTIES, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and AMERICIAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated July 12, 1993 and known as Trust No. 117189-05, 33 N. LaSalle, Chicago, Illinois 60690, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER 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:

The North 13 feet of Lot 27 and the South 16 feet of Lot 28 in Block 2 in South Delamater's subdivision of the North 430 feet of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

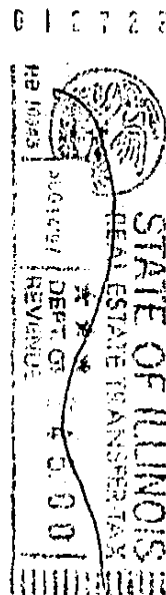
PERMANENT INDEX NUMBER: 13-35-305-026-0000
COMMON STREET ADDRESS: 1934 N. Monticello, Chicago, IL

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; party wall rights and agreements, if any; general real estate taxes for the year 1996 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1997, and to any condition that would be revealed by a proper inspection and true survey as provided by Grantee.

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.

EXETER TITLE COMPANY - FILE # EX405129
Phone (312) 641-1244 Fax (312) 641-1241

TICOR TITLE INSURANCE



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 person lawfully claiming, or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

IN WITNESS WHEREOF, said party of the first has caused its name to be signed to these presents by its President, and attested by its secretary, the day and year first above written.

MAVERICK PROPERTIES, INC.

BY: Timothy T. Balin
Timothy T. Balin, President

ATTEST: Timothy T. Balin
Timothy T. Balin, Secretary

State of Illinois)
County of Cook) SS

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy T. Balin, personally known to me to be the President and Secretary of Maverick Properties, Inc., an Illinois Corporation, 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 President and Secretary, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as 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 5th day of August, 1997.

Commission Expires 6/11/2000

Jonathan L. Smith
NOTARY PUBLIC
JONATHAN L. SMITH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/11/2000

This instrument was prepared by Jonathan L. LaSalle, Suite 1111, Chicago, IL 60602.

Send subsequent tax bills to:

Mail To: RONALD B. HARRIS
188 W. ROBINSON #1200
CHICAGO, IL 60601

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7/2/97