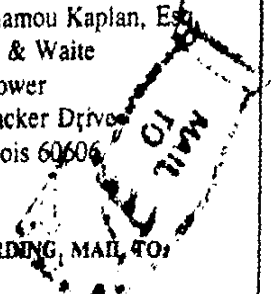


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97025052

This document was prepared by:

Myriam Benhamou Kaplan, Esq.
Schiff Hardin & Waite
7200 Sears Tower
233 South Wacker Drive
Chicago, Illinois 60606



AFTER RECORDING, MAIL TO:

Leon J. Teichner, Esq.
180 North LaSalle Street
Suite 1601
Chicago, Illinois 60601

DEPT-01 RECORDING \$25.50
T#0014 TRAH 0520 01/13/97 13:14:00
#6391 : JW *-97-025052
COOK COUNTY RECORDER

This space is for RECORDER'S USE ONLY

MERCURY TITLE COMPANY, L.L.C.

2005193

WARRANTY DEED
Statutory (Illinois)

OAKWOOD LIMITED PARTNERSHIP I, an Illinois limited partnership ("Grantor") for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to FORD TOWERS, INC., ("Grantee") a corporation organized and existing under and by virtue of the laws of the State of Michigan, having its principal office at c/o Rod Yarling, 425 W. North Avenue, Chicago, Illinois 60614 all interest in the following described real property situated in the County of Cook, in the State of Illinois, to wit:

2550
B

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: Existing leases and tenancies and general taxes for the year 1996 and subsequent years.

Permanent Real Estate Index Number: 14-17-220-003-0000

Address of Real Estate: 4541 N. Sheridan Road, Chicago, Illinois

97025052

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its general partner, this 19 day of December, 1996.

OAKWOOD LIMITED PARTNERSHIP I,
an Illinois limited partnership

BY: Debra A. Holsten
Debra A. Holsten, its general partner

BY: Peter M. Holsten
Peter M. Holsten, its general partner

COOK COUNTY CLERK'S OFFICE
11/29/96
H.S.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

688 50

COOK COUNTY CLERK'S OFFICE
11/29/96
H.S.
770 50

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Property of Cook County Clerk's Office

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STATE OF ILLINOIS

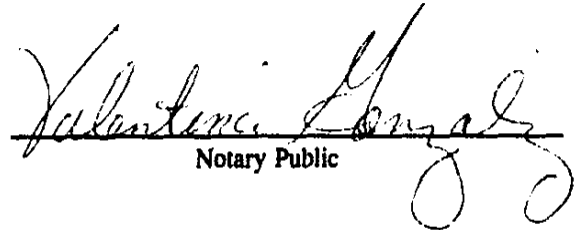
SS:

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Debra A. Holsten and Peter M. Holsten personally known to me to be the general partners of Oakwood Limited Partnership I, and personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such general partners, they signed and delivered the said instrument for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 19 day of December, 1996.

Commission expires 7/29/00

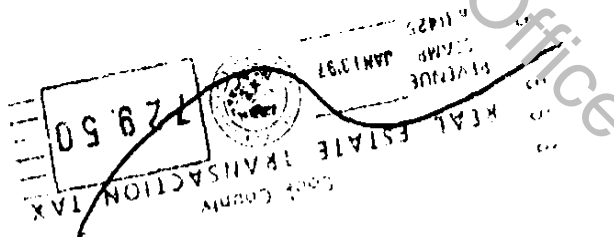

Notary Public



SEND SUBSEQUENT TAX BILLS TO:

FORD TOWERS, INC.,
c/o Rod Yarling
425 W. North Avenue
Chicago, Illinois 60614

CHI2:21056.1 12.18.96 16.13



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LEGAL DESCRIPTION

LOT 3 IN ANDERSON'S RESUBDIVISION OF LOT 1 IN RUFUS C. HALL'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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