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GEORGE E. COLE
LEGAL FORMS

No. 801
November 1994

97049031

WARRANTY DEED Statutory (Illinois) (Corporation to Corporation)

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THE GRANTOR, 101 EAST OAK, L.L.C.,

limited liability company
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, for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration in hand paid,

and pursuant to authority given by the Board of Managers of said corporation, CONVEYS and WARRANTS to limited liability company

STREET RETAIL, INC.

a corporation organized and existing under and by virtue of the laws of the State of Maryland having its principal office at the following address 1626 E. Jefferson St., Rockville, Maryland 20852

the following described Real Estate situated in the County of Cook and State of Illinois, to wit: See Exhibit A attached hereto and made a part hereof.

DEPT-01 RECORDING \$25.50
T#0010 TRAN 7072 01/22/97 14:58:00
#3068 #CJ #97-049031
COOK COUNTY RECORDER

97049031

Above Space for Recorder's Use Only

Subject to: real estate taxes not yet due and payable, Lease by and between Chicago Title & Trust Company, as Trustee under Trust Agreement dated January 1, 1989 and known as Trust No. 1093960, Lessor, and G.V. Chicago, Inc., Lessee, dated January 3, 1990, as amended, information and disclosures in Environmental Disclosure Document For Transfer of Real Property recorded January 9, 1990 as Document No. 90014136, and encroachments and adverse encroachments as disclosed by Plat of Survey, dated December 16, 1996, and prepared by B.H. Suhr & Company, Inc., as Order No. 96-1127.

FIRST AMERICAN TITLE INSURANCE # CC102266 182R

Permanent Real Estate Index Number(s): 17-03-207-020

Address(es) of Real Estate: 101 East Oak Street, Chicago, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this 17th day of January, 19 97

101 EAST OAK, L.L.C.

By Robert H. Weitzman (Name of ~~Grantor~~ limited liability company)
Robert H. Weitzman, a Manager

Imprint
Corporate Seal
Date

SECRET

SECRET

Office 2550

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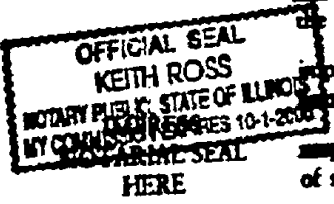
GEORGE E. COLE
LEGAL FORMS

WARRANTY DEED
Corporation to Corporation

TO

PROPERTY OF COOK COUNTY
05-16696
309165

State of Illinois, County of Cook I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ruben D. Vailgass personally known to me to be the Manager president of the limited liability company



same person is Secretary of said company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day person and personally acknowledged that as such Manager President company, they signed and delivered the said instrument and as the free and voluntary act and deed of said company, as free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of January, 19 97.
Commission expires 10/1/2003

[Signature]
NOTARY PUBLIC

The instrument was prepared by Saitlin, Patzik, Frank & Samotny Ltd., 150 S. Wacker Drive, Suite 900, Chicago, IL 60606
(Name and Address)

MAIL TO: Burke, Warren & MacKay, P.C.
(Name)
390 North Wabash Avenue, 22nd Floor
(Address)
Chicago, Illinois 60611-3607
(City, State and Zip)
RECORDER'S OFFICE BOX NO. _____

SEND SUBSEQUENT TAX BILLS TO:
Street Retail, Inc.
(Name)
1626 East Jefferson Street
(Address)
Rockville, Maryland 20852
(City, State and Zip)
ATTN: Stephen Carboni

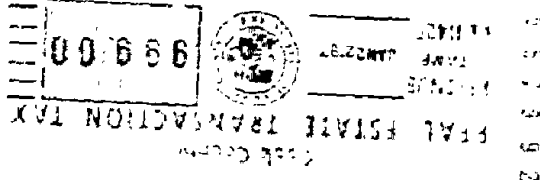
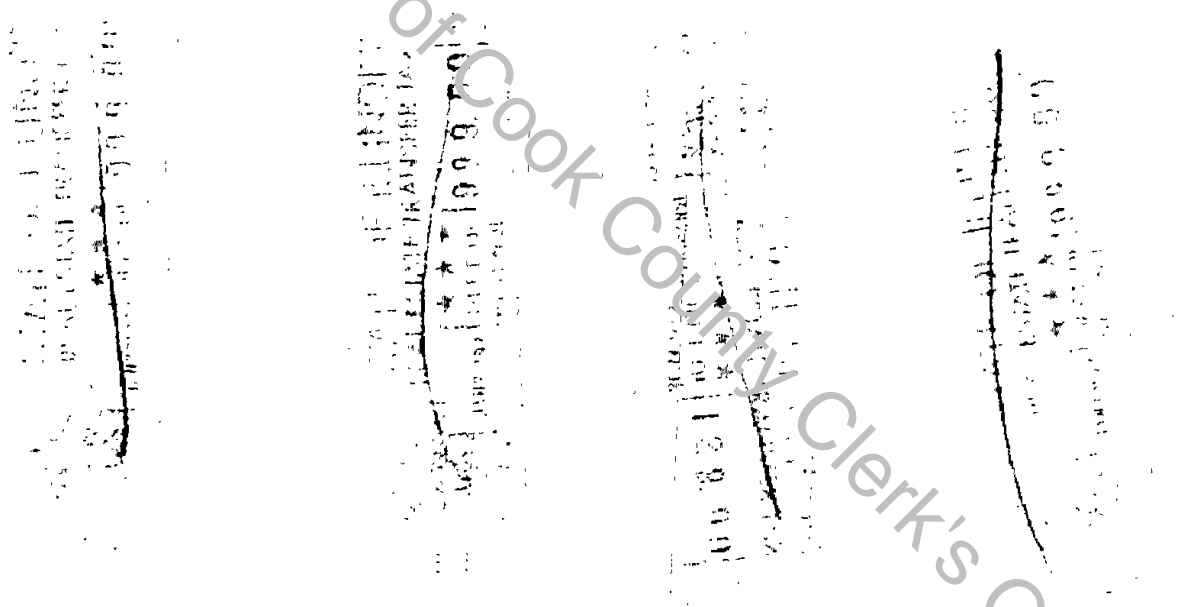
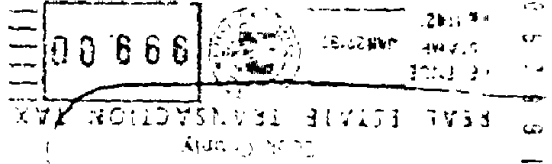


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EXHIBIT A

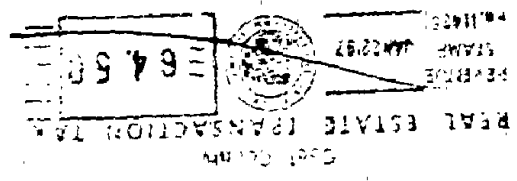
THE WEST 1/2 OF LOT 3 IN LAWRENCE'S SUBDIVISION OF PART OF LOT 7 IN THE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 8 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-03-207-020



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17-03-207-020



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