

SPECIAL WARRANTY DEED

THE STATE OF ILLINOIS)
) KNOW ALL MEN BY THESE PRESENTS.
COUNTY OF COOK)

That SUSAN REALTY CO., an Illinois corporation ("Grantor") of the County of Cook and State of Illinois for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these present does GRANT, SELL AND CONVEY unto Cole Taylor Bank, not personally but as Trustee under Trust Agreement dated May 12, 1998 and known as Trust No. 98-4459 ("Grantee"), all of the following described real property in Cook County, Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever; and does hereby bind its successors and assigns WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same by, through or under Grantee, but not otherwise, subject to the Permitted Exceptions on Exhibit B attached hereto and made a part hereof.

Executed this 13th day of May, 1998.

★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAY 21/98 ★
★ PB 11155 ★ 48.00 ★

SUSAN REALTY CO., an Illinois corporation

By:
Name
Title

Margaret K. K. K.
President

★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAY 21/98 ★
★ PB 11155 ★ 999.00 ★

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BOX 333-CT1

7722903-03-TMS 1 of 3

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ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, Keri-Ann Brantner, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Samuel Kersten, Jr., President of Susan Realty Co., who is 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 he, being duly authorized, signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary acts of said company, for the uses and purposes therein set forth

GIVEN under my hand and Notarial Seal this 20 day of May, 1998

[Signature]
 Notary Public, State of Illinois
 Notary's name (printed): Keri-Ann Brantner

My commission expires:

June 30, 1999

This Instrument was prepared by:

Laurance Nathan
 D'Ancona & Pflaum
 30 North LaSalle Street
 Chicago, Illinois 60602

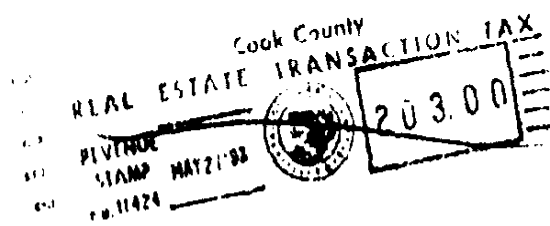
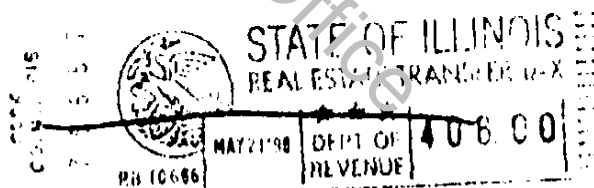


After Recording Mail to:

Laurance W. Byrne
30 S. Wacker, Suite 1603
Chicago, IL 60606

Name and Address of Taxpayer:

Laurance W. Byrne
30 S. Wacker, Suite 1603
Chicago IL 60606
(312) 262-2121



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EXHIBIT A

Legal Description

The South 20.64 feet of Lot 5 in Magie and Mervills Subdivision of the East Half of Block 27 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 17-16-111-019-0000

Address of Real Estate: 206 S. Jefferson, Chicago, Illinois

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EXHIBIT B

PERMITTED EXCEPTIONS

Real Estate Taxes for years 1997 (2nd Installment) and 1998

Additional taxes that may be assessed by reason of premises being within the boundaries of a Special Service Area as disclosed by Ordinance recorded as Document 91075831 and subsequent related ordinances.

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