

**WARRANTY
DEED**

This Document was prepared by

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THE Grantor, L B PROPERTIES, INC., an Illinois corporation, duly authorized to do business in the State of Illinois, for and in consideration of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to the Grantee, PIONEER CONCEPTS, INC., an Illinois not-for-profit corporation, the following described Real Estate, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Parcel Identification No. shown on Exhibit "A"

SUBJECT TO all Easements, Rights of Way, Dedications, Restrictions and Covenants of Record affecting the real estate, if any, and to all applicable Zoning Ordinances and Restrictions;

SUBJECT TO General Taxes for the year 1996 which are due and payable in 1997 and subsequent years;

all situated in Cook County, Illinois.

REAL ESTATE TRANSFER TAX
1998 JUL 16 15:28:08
COOK COUNTY RECORDER

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUL 16 1998
DEPT OF REVENUE
700.00

UNOFFICIAL COPY

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IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be affixed, and has caused its name to be signed to this document by its Vice President, and attested by its Secretary, this 22nd day of March, 1997.

GRANTOR

L B PROPERTIES, INC., an Illinois corporation

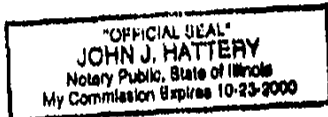
BY [Signature]
Its Vice President

ATTEST:
BY [Signature]
Its Secretary

STATE OF ILLINOIS)
) SS.
COUNTY OF KNOX)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that NICHOLAS L. ADKINS, personally known to me to be the Vice President and VERNA J. COX, personally known to me to be the Secretary of the Corporation which is the Grantor, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said Corporation, 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 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 22nd day of March, 1997.



[Signature]
Notary Public

Tax Statements for the year 1996 and subsequent years shall be sent to: Pioneer Concepts, Inc., c/o RFMS, 115 East South Street, Galesburg, IL 61401.

Please mail Recorded Deed to:
John J. Hattery, Hattery, Simpson & West, Suite 402, Hill Arcade, Galesburg, IL 61401

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"EXHIBIT "A"

LOTS 39 AND 40 IN FEATHERCREEK, A SUBDIVISION OF THE WEST 1/2 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1993 AS DOCUMENT NUMBER 93413547.

Parcel Identification Nos.: 31-16-311-006 (LOT 39)
31-16-311-007 (LOT 40)

Property of Cook County Clerk's Office