

**QUIT CLAIM
DEED**

(Limited Liability Company to Individual)

THE GRANTOR, ASC Properties L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, with a mailing address of c/o 1033 Saxony Drive, Highland Park, Illinois 60035, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the managers/members of said limited liability company, CONVEYS and QUIT-CLAIMS to R & G MACHINERY, INC., an Illinois corporation, of 825 South Kilpatrick, Chicago, Illinois 60644, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF FOR THE LEGAL DESCRIPTION.**

Subject to covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 1997 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 1997; and to terms of easements granted and reserved hereunder and rights of adjacent owner to easement rights thereunder.

Tax Number: Parcel 1: 16-15-321-009-0000 (affects this and other property)
Parcel 3: 16-15-320-008 thru and including -013-0000

Address of Real Estate: Parcel 1: 4435 West Fifth Avenue, and
Parcel 3: 924 South Kilbourn Avenue, Chicago, Illinois 60624

THIS DOCUMENT WAS PREPARED BY:
Mr. Marvin Cohn, Rosenthal and Schanfield
55 East Monroe Street, 46th floor, Chicago, Illinois 60603

BOX 333-CTI

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Property of Cook County Clerk's Office

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its managing member this 31st day of August, 1998.

Name of Limited Liability Company:

ASC Properties L.L.C.,
a Delaware limited liability company

By:

Mark Spitz
Mark Spitz, Its Managing Member

AFTER RECORDING, THIS DOCUMENT SHOULD BE MAILED TO:

Mr. Edward J. Grossman, CHICAGO LEGAL CLINIC, INC.
2938 East 91st Street, Chicago, Illinois 60617

SUBSEQUENT TAX BILLS:

(#16-15-321-009-0000 is subject to tax division - no current change required)

#16-15-320-008 thru and including -013-0000 should be mailed to: Safi Rahman
1435 W. 5th Ave.
Chicago, IL 60624

STATE OF ILLINOIS)

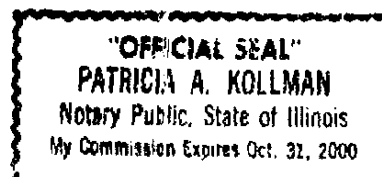
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Mark Spitz, the managing member, of ASC Properties L.L.C., a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such managing member of said limited liability company, appeared before me in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company.

Given under my hand and notarial seal this 31st day of August, 1998

Patricia A. Kollman
Notary Public

My Commission Expires: 10 31 2000



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EXHIBIT "A"**Parcel 1:**

The East 106.00 feet of the following described parcel of land taken as a tract: That part of the O.C. Fox Colorado Avenue Addition to Chicago in the Southwest 1/4 of Section 15, Township 39 North, Range 13, East of the Third Principal Meridian; (together with vacated street and vacated alleys therein) described as follows:

Commencing at the intersection of the North line of the Baltimore and Ohio Chicago Terminal Railroad and the East line of South Kilbourn Avenue; running thence North along said East line of South Kilbourn Avenue, a distance of 354.54 feet to the Southeasterly line of 5th Avenue; thence Northeasterly along said Southeasterly line of 5th Avenue, a distance of 280.10 feet to an intersection with a line drawn parallel with and 265.00 feet East of said East line of South Kilbourn Avenue; thence South along said parallel line, a distance of 448.00 feet to the North line of the Baltimore and Ohio Chicago Terminal Railroad aforesaid; thence West along said North line of said Railroad, a distance of 265.00 feet to the point of beginning;

(excepting from said tract the following: Commencing at point on the North line of the Baltimore and Ohio Chicago Terminal Railroad 205 feet East of the East line of South Kilbourn Avenue running thence North, a distance of 40 feet along a line drawn parallel with and 205 feet East of the East line of South Kilbourn Avenue, thence East a distance of 60 feet to an intersection with a line drawn parallel with and 265 feet East of said East line of South Kilbourn Avenue, thence South along such parallel line, a distance of 40 feet to the North line of the Baltimore and Ohio Chicago Terminal Railroad, aforesaid; thence West along said North line of Railroad, a distance of 60 feet to the point of beginning), all in Cook County, Illinois.

Commonly known as: 4435 West Fifth Avenue, Chicago, Illinois 60624
 Permanent Index Number: 16-15-321-009-0000 (affects this and other property)

Parcel 2:

Non-exclusive Easement appurtenant to and for the benefit of Parcel 1 as created by Warranty Deed dated February 4, 1998 and recorded as document 98-106767 from ASC Properties, L.L.C., an Illinois limited liability company, to Demetrio Delgado, for the purpose of vehicular and pedestrian ingress, egress, passage and traffic (including but not limited to the delivery and loading traffic of commercial tractor-trailers) over the following described land:

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THAT PART OF THE O. C. FOX COLORADO AVENUE ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (TOGETHER WITH VACATED STREET AND VACATED ALLEYS THEREIN), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE NORTH LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD WITH A LINE 137.18 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH KILBOURN AVENUE RUNNING THENCE NORTH 00 DEGREE, 01 MINUTE, 36 SECONDS WEST ALONG A LINE 137.18 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH KILBOURN AVENUE, FOR A DISTANCE OF 145.64 FEET TO A POINT; THENCE (THE FOLLOWING 14 COURSES BEING ALONG THE FACE OF AN EXISTING BUILDING) NORTH 12 DEGREES, 06 MINUTES, 09 SECONDS EAST, FOR A DISTANCE OF 20.50 FEET; THENCE NORTH 00 DEGREE, 01 MINUTE, 36 SECONDS EAST, A DISTANCE OF 119.14 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 24 SECONDS EAST, FOR A DISTANCE OF 16.00 FEET; THENCE NORTH 00 DEGREE, 01 MINUTE, 36 SECONDS WEST, FOR A DISTANCE OF 24.05 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 24 SECONDS WEST, FOR A DISTANCE OF 16.00 FEET; THENCE NORTH 00 DEGREE, 01 MINUTE, 21 SECONDS EAST, FOR A DISTANCE OF 4.89 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 24 SECONDS WEST, FOR A DISTANCE OF 13.96 FEET; THENCE NORTH 00 DEGREE, 01 MINUTE, 36 SECONDS WEST, FOR A DISTANCE OF 16.84 FEET; THENCE NORTH 03 DEGREES, 31 MINUTES, 22 SECONDS WEST, FOR A DISTANCE OF 15.36 FEET; THENCE NORTH 70 DEGREES, 23 MINUTES, 58 SECONDS EAST, FOR A DISTANCE OF 20.41 FEET; THENCE NORTH 00 DEGREE, 04 MINUTES, 01 SECOND WEST, FOR A DISTANCE OF 17.91 FEET; THENCE NORTH 18 DEGREES, 54 MINUTES, 30 SECONDS WEST, FOR A DISTANCE OF 29.76 FEET; THENCE NORTH 71 DEGREES, 05 MINUTES, 30 SECONDS EAST, FOR A DISTANCE OF 0.71 OF A FOOT; THENCE NORTH 18 DEGREES, 54 MINUTES, 30 SECONDS WEST, FOR A DISTANCE OF 4.21 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF FIFTH AVENUE; THENCE NORTH 71 DEGREES, 05 MINUTES, 30 SECONDS EAST ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 41.37 FEET TO A POINT; THENCE (THE FOLLOWING 9 COURSES BEING ALONG THE FACE OF AN EXISTING BUILDING AND EDGE OF A CONCRETE LOADING DOCK) SOUTH 00 DEGREE, 01 MINUTE, 36 SECONDS EAST, FOR A DISTANCE OF 198.48 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 24 SECONDS EAST, FOR A DISTANCE OF 7.80 FEET; THENCE SOUTH 00 DEGREE, 01 MINUTE, 36 SECONDS EAST, FOR A DISTANCE OF 18.01 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 24 SECONDS WEST, FOR A DISTANCE OF 3.73 FEET; THENCE SOUTH 00 DEGREE, 01 MINUTE, 36 SECONDS EAST, FOR A DISTANCE OF 12.05 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 24 SECONDS EAST, FOR A DISTANCE OF 18.32 FEET; THENCE SOUTH 00 DEGREE, 01 MINUTE, 36 SECONDS EAST, A DISTANCE OF 25.40 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 24 SECONDS EAST, FOR A DISTANCE OF 7.20 FEET; THENCE SOUTH 00 DEGREE, 01 MINUTE, 36 SECONDS EAST, FOR A DISTANCE OF 29.11 FEET TO A POINT; THENCE SOUTH 89 DEGREES, 58 MINUTES, 24 SECONDS WEST, FOR A DISTANCE OF 29.00 FEET; THENCE SOUTH 00 DEGREE, 01 MINUTE, 36 SECONDS EAST ALONG A LINE 182.95 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH KILBOURN AVENUE, FOR A DISTANCE OF 133.27 FEET TO A POINT ON THE NORTH LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD AFORESAID; THENCE NORTH 89 DEGREES, 24 MINUTES, 57 SECONDS WEST ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 45.77 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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Parcel 3:

Lots 50 through 55, inclusive, in O.C. Fox's Colorado Avenue Addition to Chicago in the Southwest 1/4 of Section 15, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as:

924 South Kilbourn Avenue, Chicago, IL 60624

Permanent Index Numbers:

16-15-320-008-0000

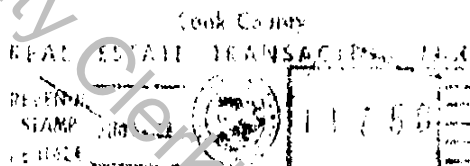
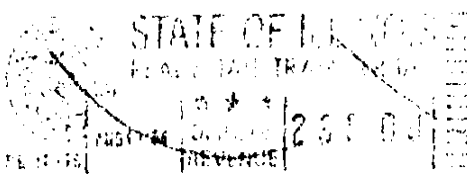
16-15-320-009-0000

16-15-320-010-0000

16-15-320-011-0000

16-15-320-012-0000

16-15-320-013-0000



EXEMPT UNDER PROVISIONS OF PARAGRAPH
SEC. 200.12 (B-6) OR PARAGRAPH SEC. 200.
1-4 (B) OF THE CHICAGO TRANSACTION TAX
ORDINANCE.

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**PLAT ACT AFFIDAVIT
METES AND BOUNDS DESCRIPTION**

STATE OF ILLINOIS)

COUNTY OF COOK)

Mark Spitz, managing member of ASC Properties L.L.C., a Delaware limited liability company, being duly sworn on oath, states that he resides at 1033 Saxony Drive, Highland Park, Illinois 60035.

And further states that:

A. [x] That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Cook County, Illinois to accept the attached deed for recording.

Dated this 3rd day of August, 1998.


Mark Spitz

SUBSCRIBED AND SWORN to before me this 3rd day of August, 1998.


NOTARY PUBLIC

OFFICIAL SEAL
PATRICIA A. KOLLMAN
Notary Public, State of Illinois
My Commission Expires Oct. 31, 2000

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