

SPECIAL WARRANTY DEED

2016648 NYC

MAIL TO:

CARIN WOLKENBERG
Neal Geabea & Eisenberg
2 N. LaSalle Street

Chicago, IL 60602

SEND TAX BILLS TO:

1720 Winchester LLC
651 W. Washington St. 300
Chicago, IL 60661

THIS INDENTURE, made this 12th day of August, 1998, between CMK DEVELOPMENT, INC., an Illinois Corporation, as party of the first part, and 1720 WINCHESTER, LLC, an Illinois Limited Liability Company, whose principal offices are located at 651 W. Washington, Suite 300, Chicago, Illinois, party of the second part, for and in consideration of the sum of TEN and 00/100 DOLLARS, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Operating Agreement of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, their heirs and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:

/BLOCK 37 IN

LOTS 52, 53 AND 54 IN E.R. SMITH'S SUBDIVISION ~~OF SHEFFIELD'S ADDITION TO CHICAGO IN THE SUBDIVISION~~ SHEFFIELD'S ADDITION TO CHICAGO IN ~~THE SUBDIVISION~~ SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first party, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs

CITY OF CHICAGO
REAL ESTATE TRANSACTIONS
2625
2016648 NYC

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
750.00
PB. 19780



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and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND. Subject to: covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments and general real estate taxes for the year 1997 and subsequent years.

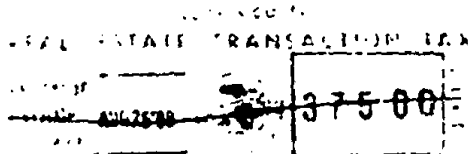
Permanent Real Estate Index Number: 14-31-416-030-0000
a portion of 14-31-416-029-0000

Address of real estate: 1720 - 1724 N. Winchester, Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Member, on this day and year first above written.

CMK Development, Inc.,
an Illinois Corporation

By: _____
Its President



This instrument prepared by: Mulryan and York, Attorneys at Law, 3442 N. Southport Avenue, Chicago, Illinois 60657

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Mary M. York, a notary public, in and for said County, in the State aforesaid. DO HEREBY CERTIFY that Colin M. Kihnke, President of CMK Development, Inc., an Illinois Corporation, and 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 severally acknowledged that as such Member, he signed and delivered the said instrument, pursuant to authority, given by the Operating Agreement of said Limited Liability Company as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses

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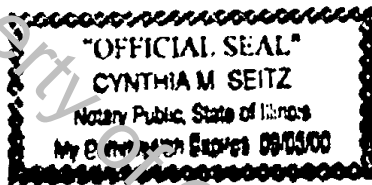
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and purposes therein set forth.

Given under my hand and official seal this 12th day of August, 1998.

Cynthia M. Seitz
Notary Public

My commission expires: _____



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