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THIS INSTRUMENT
PREPARED BY:
Bruce D. Goodman
Altman, Kritzer & Levick, Ltd.
1101 Perimeter Drive, Suite 700
Schaumburg, Illinois 60173

98976478



AFTER RECORDING
RETURN TO:
Randy S. Gussis
Shaw, Gussis & Domanskis
111 West Washington St. Suite 707
Chicago, IL 60602

DEPT-01 RECORDING \$25.00
T#0000 TRAN 0822 10/29/98 12:37:00
#8978 : CG *-98-976478
COOK COUNTY RECORDER

RECORDER'S SPACE

PIN # 10-24-310-052-0000
Address of Property:
Vacant land adjacent to
2201 Oakton Street
Evanston, Illinois 60202

SPECIAL WARRANTY DEED

THIS DEED, dated this 8th day of October, 1998, is given by HOME DEPOT U.S.A., INC., a Delaware corporation ("Grantor"), with an address of 2455 Paces Ferry Road, Atlanta, Georgia 30339, party of the first part, to BGP EVANSTON, L.L.C., an Illinois limited liability company ("Grantee"), with an address of 8707 Skokie Blvd., Skokie, Illinois, 60077, party of the second part.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents remise, release, alien and convey, unto Grantee real estate situated in Evanston, Cook County, Illinois, described on EXHIBIT A attached hereto and incorporated herein, and subject to general taxes not yet due and payable, special taxes becoming a lien after the date of this Deed, zoning regulations and ordinances, and those items identified on EXHIBIT B:

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever. Grantor hereby covenants that it and its successors and assigns shall and will warrant and defend the title to the premises unto Grantee and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other.

In Witness Whereof, Grantor has caused this Deed to be executed by its duly authorized representative the day and year first above written.

ATTEST:

HOME DEPOT U.S.A., INC.,
a Delaware corporation

By: Joanna Paulsen Joanna Paulsen
Asst. Secretary

By: Kathy Lee BOB
Name: Kathryn E. Lee
Senior Corporate Counsel/Real Estate

Send subsequent tax bills to:
BGP Corp. 8707 Skokie Blvd. Skokie, IL 60077

10/8/98

STATE OF GEORGIA)
) SS
COUNTY OF COBB)

On the 8 day of October, 1998, before me personally came Kathryn E. Lee known to me to be the person whose name is subscribed to the foregoing instrument and known by me to be an authorized signatory for HOME DEPOT U.S.A., INC., a Delaware corporation, the corporation described in and which executed the foregoing instrument, and acknowledged to me that: the instrument was executed for the purposes and consideration therein expressed as the act of the corporation, the seal was affixed, and the instrument was signed by the authorized signatory, all by order of the board of directors of said corporation.

Barbara Gaurano
Notary Public

My Commission Expires: _____



Notary Public, Fulton County, Georgia
My Commission Expires July 11, 2000

BOX 333-CTI

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EXHIBIT A

LEGAL DESCRIPTION

LOT 4 IN HOME DEPOT SUBDIVISION EVANSTON, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 24, 1997, AS DOCUMENT NO. 97-969559.

Pin No: 10-24-310-048-0000

Address: Home Depot Outlot No. 4
NWC Oakton Street & Hartney Ave.
Evanston, IL

98976478

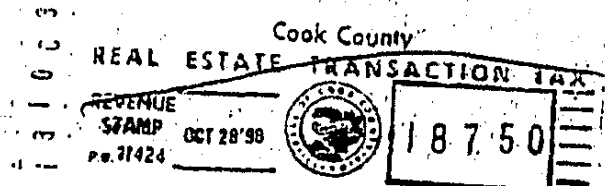
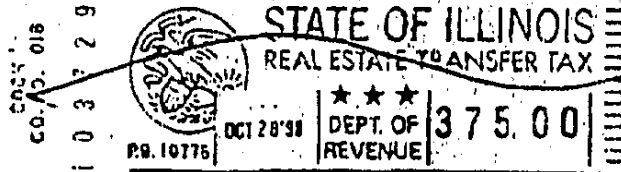
CITY OF EVANSTON
Real Estate Transfer Tax
City Clerk's Office

005179

PAID OCT 07 1998

Amount \$ 1875⁰⁰ ~~1875~~

Agent CMD



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EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. General real estate taxes for the year 1998 and subsequent years.
2. 20 foot easement in favor of City of Evanston and public utilities, including the Illinois Bell Telephone Company, Northern Illinois Gas Company, and the Commonwealth Edison Company, and their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the plat recorded as Document No. 93980055.
3. Consent to Plat executed by Home Depot U.S.A., Inc., recorded December 24, 1997, as Document No. 97-969559.
4. Easements as disclosed by the Plat of Home Depot Subdivision Evanston recorded December 24, 1997, as Document No. 97-969559.
5. Terms and conditions of Reciprocal Easement and Operation Agreement between Home Depot U.S.A., Inc. and Arizona Funding Corporation, recorded December 24, 1997, as Document No. 97-969551.

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Property of Cook County Clerk's Office

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