

AGREEMENT FOR EASEMENT

Pin: 14-32-303-008-0000

1313 W. Cortland, Chicago, IL

THIS AGREEMENT is made on January 8, 1998, by and between LAKIN PROPERTY

PARTNERSHIP, an Illinois General Partnership, hereinafter referred to as "Grantor" and A. FINKL &

SONS CO., a Delaware Corporation, hereinafter referred to as "Grantee".

RECITALS

(A) Grantor is the owner of certain real property legally described on Exhibit A attached hereto and hereby incorporated by reference (the "Servient Estate").

(B) Grantee is the owner of certain other property located in the City of Chicago, Cook County, Illinois, legally described on Exhibit B attached hereto and hereby incorporated herein by reference (the "Dominant Estate").

(C) Grantor and Grantee desire that the Dominant Estate be granted certain easement rights in the Servient Estate.

NOW, THEREFORE, in and for consideration of the mutual covenants set forth herein, and other considerations exchanged between the Grantor and Grantee, the receipt and sufficiency of which are hereby acknowledged, the Grantor and Grantee do hereby agree as follows:

I. Grantor hereby grants and conveys unto Grantee, and its successors and assigns, for the benefit of and appurtenant to the Dominant Estate, a non-exclusive perpetual easement (the "Roadway Easement") across and upon the surface of the Servient Estate to provide vehicular and pedestrian access between the Dominant Estate and West Cortland Street, which Roadway Easement shall be, and is hereby made, on and subject to the following terms and conditions:

(A) Grantor agrees that no building or structure, either temporary or permanent, shall be placed or located by Grantor on any portion of the Servient Estate.

Prepared By and Return to: Dennis J. Aukstik
20 S. Clark St., Suite 400
Chicago, IL 60603

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(B) Grantee agrees that no building or structure, either temporary or permanent, shall be placed or located by Grantee on any portion of the Servient Estate.

(C) The easement, rights, and privileges granted by this easement are nonexclusive, and Grantor reserves and retains the right to convey similar easements and rights to such other persons as Grantor may deem proper, including but not limited to subterranean easements.

(D) Grantor retains all of its rights to the use and occupation of the Servient Estate not inconsistent with the use by Grantee, its successors or assigns, of the easement herein granted for the purposes aforesaid. If Grantor or any of Grantor's successors or assigns herein dedicates all or any part of the property affected by this easement as or for a public right-of-way, Grantee and Grantee's successors and assigns shall execute all instruments that may be necessary or appropriate to effectuate the dedications.

(E) Grantee shall repair any damage to the Servient Estate caused by Grantee's negligence or willful misuse thereof, but Grantee's duty to repair does not include damage due to ordinary wear and tear from use pursuant to this easement.

(F) This easement may be terminated by written agreement signed by all owners of record and other successors to the respective interests of Grantor and Grantee in the Dominant and Servient Estates. Grantee, its successors or assigns, may execute and record a release of this easement at any time. This easement shall also terminate immediately without any further action of the parties if the purposes of the easement cease to exist, are abandoned by Grantee, become impossible to perform, or if Grantee or Grantee's successors and assigns abandons the use of the Dominant Estate for manufacturing or industrial uses and such abandonment continues for a period of six (6) months.

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RECORDED

(G) This instrument contains the entire agreement between the parties relating to the rights granted and the obligations assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect. Any modification of this Agreement must be in writing and must be signed by both parties.

IN WITNESS WHEREOF, Grantor and Grantee have caused this instrument to be duly executed this 7th day of January, 1998.

GRANTEE

GRANTOR

A. FINKL & SONS, CO.
a Delaware Corporation

LAKIN PROPERTY PARTNERSHIP,
an Illinois General Partnership
By: A. Lakin & Sons, Inc., an Illinois corporation,
its general partner

By: [Signature]

By: _____

Its: President

Its: _____

Lakin Agreement For Easement

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CONFIDENTIAL

(G) This instrument contains the entire agreement between the parties relating to the rights granted and the obligations assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect. Any modification of this Agreement must be in writing and must be signed by both parties.

IN WITNESS WHEREOF, Grantor and Grantee have caused this instrument to be duly executed this 8th day of January, 1998.

GRANTEE

GRANTOR

A. FINKL & SONS, CO,
a Delaware Corporation

LAKIN PROPERTY PARTNERSHIP,
an Illinois General Partnership
By: A. Lakin & Sons, Inc., an Illinois corporation,
its general partner

By: _____

By: [Signature]

Its: _____

Its: Exec. V.P.

Lakin Agreement For Easement

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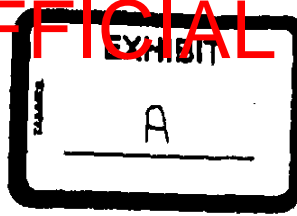
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LEGAL DESCRIPTION OF
SERVIENT ESTATE
EXHIBIT A

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That part of Lot 3 in block J in Sheffield's Addition, being described as beginning at the Northeast corner of that part of said Lot 3, conveyed by Benjamin Carpenter and wife to Henry Haywood, Charles I. Bloomfield and Thomas Bruce by Deed dated October 23, 1858, and recorded in Cook County Registry Book 150, Page 639; thence East along the South line of Cortland Street, 25.45 feet to the Northerly extension of the West wall of a certain 1-story brick building that is 377.6 feet West of the intersection of the Westerly line of N. Kingsbury Street and the South line of said Cortland Street; thence South along said extension and West wall thereof 100 feet; thence West parallel with the South line of Cortland Street, 35.18 feet to the East line of that part of Lot 3 conveyed by said deed dated October 23, 1858 thence Northerly along the East line of said deed line 100.47 feet to the point of beginning, all in Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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LEGAL DESCRIPTION OF
DOMINANT ESTATE
EXHIBIT B

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A PARCEL OF LAND COMPRISED OF PARTS OF LOTS 9 THRU 11 INCLUSIVE IN BLOCK 2 IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 8 OF SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF LOT 3 IN BLOCK 8 OF SAID SHEFFIELD'S ADDITION, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 11 IN BLOCK 2;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT AND ALONG THE NORTHEASTERLY LINES OF LOTS 10 AND 9 IN SAID BLOCK 2 (SAID NORTHEASTERLY LINES ALSO BEING THE SOUTHWESTERLY LINE OF NORTH KINGSBURY STREET) A DISTANCE OF 183.17 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 9 A DISTANCE OF 22.50 FEET;

THENCE SOUTHWESTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 12.00 FEET;

THENCE SOUTHWESTERLY AND WESTERLY ALONG A CURVED LINE, TANGENT TO THE LAST DESCRIBED LINE, CONVEX SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 53.22 FEET;

THENCE WESTERLY ALONG A CURVED LINE, TANGENT TO THE LAST DESCRIBED LINE, CONVEX NORTHERLY AND HAVING A RADIUS OF 673.00 FEET, A DISTANCE OF 178.53 FEET TO A POINT ON THE WEST LINE OF A FOREMENTIONED LOT 11 WHICH IS 133.34 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT, AS MEASURED ALONG SAID WEST LINE;

THENCE WESTERLY AND SOUTHWESTERLY ALONG A CURVED LINE, CONVEX NORTHERLY AND HAVING A RADIUS OF 676.33 FEET, A DISTANCE OF 267.70 FEET TO A POINT 168.91 FEET (MEASURED PERPENDICULARLY) SOUTH FROM THE SOUTH LINE OF WEST CORTLAND STREET;

THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG A CURVED LINE, TANGENT TO THE LAST DESCRIBED CURVED LINE, CONVEX TO THE WEST AND HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 99.97 FEET TO A POINT OF TANGENCY WITH THE EASTERLY LINE OF LAND CONVEYED BY BENJAMIN CARPENTER AND WIFE TO HENRY HAYWOOD, CHARLES I. BLOOMINFIELD AND THOMAS BRUCE BY DEED DATED OCTOBER 23, 1858, AND RECORDED IN COOK COUNTY REGISTRY BOOK 158, PAGE 639;

THENCE NORTHWARDLY ALONG SAID EASTERLY LINE, WHICH HAS ITS NORTHERLY TERMINUS AT A POINT ON THE NORTH LINE OF LOT 3 WHICH IS 125.00 FEET EAST OF THE NORTHWEST CORNER THEREOF, AS MEASURED ALONG SAID NORTH LINE, A DISTANCE OF 16.90 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH AND 100.00 FEET (MEASURED PERPENDICULARLY) SOUTH FROM THE AFOREMENTIONED SOUTH LINE OF WEST CORTLAND STREET;

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THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 34.16 FEET;
THENCE SOUTHWARDLY ALONG A LINE DRAWN PARALLEL WITH THE
AFOREMENTIONED EASTERLY LINE OF LAND CONVEYED BY THE DEED DATED
OCTOBER 23, 1858, A DISTANCE OF 14.30 FEET;

THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY ALONG A CURVED
LINE, TANGENT TO THE LAST DESCRIBED LINE, CONVEX SOUTHWESTERLY AND
HAVING A RADIUS OF 28.00 FEET, A DISTANCE OF 53.47 FEET;

THENCE EASTERLY ALONG A CURVED LINE, TANGENT TO THE LAST
DESCRIBED LINE, CONVEX NORTHERLY AND HAVING A RADIUS OF 698.83 FEET, A
DISTANCE OF 262.32 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF
LOT 11 WHICH IS 110.79 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT,
AS MEASURED ALONG SAID WEST LINE;

THENCE CONTINUING ALONG THE LAST DESCRIBED CURVED LINE A
DISTANCE OF 1.37 FEET;

THENCE EASTERLY AND SOUTHEASTERLY ALONG A CURVED LINE, CONVEX
TO THE NORTH AND HAVING A RADIUS OF 695.50 FEET, A DISTANCE OF 184.41 FEET
TO A POINT WHICH IS 35.36 FEET, MEASURED PERPENDICULARLY,
SOUTHWESTERLY FROM THE AFOREMENTIONED NORTHEASTERLY LINE OF LOT
9 IN BLOCK 2;

THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG A
CURVED LINE, TANGENT TO THE LAST DESCRIBED LINE, CONVEX TO THE SOUTH
AND HAVING A RADIUS OF 27.50 FEET, A DISTANCE OF 30.37 FEET;

THENCE NORTHEASTERLY ALONG A LINE TANGENT TO THE LAST
DESCRIBED LINE, A DISTANCE OF 10.80 FEET TO THE POINT OF BEGINNING;

IN COOK COUNTY, ILLINOIS.

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RECORDED

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that RICHARD GUST, the VICE PRESIDENT of A. Lakin and Sons, Inc., an Illinois corporation, 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 signed, sealed and delivered the said instrument as his free and voluntary act, on behalf of Lakin Property Partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of January, 1998.


Notary Public

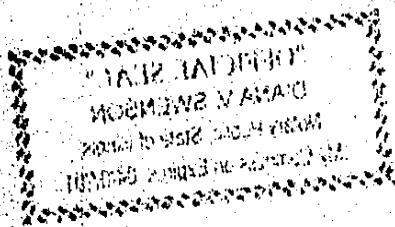
My Commission Expires April 17, 19 2001



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STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

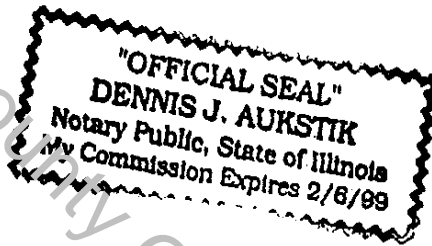
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Bruce Liimatainen, President of A. Finkl & Sons Company, a Delaware corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, on behalf of A. Finkl & Sons Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of January, 1998.



Notary Public

My Commission Expires 02/06, 1999.



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