

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT R.B. SKOKIE CORPORATION, an Illinois corporation ("Grantor"), whose address is 80 River Oaks Plaza, Suite 218, Calumet, Illinois 60409, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, in hand paid to Grantor by CHI-CO, INC., a Colorado corporation ("Grantee"), whose mailing address is 4101 East Louisiana Avenue, Suite 200, Denver, Colorado 80222, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated hereon (collectively, the "Property"); subject, however, to those matters more particularly described in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the servitudes, easements, rights, appurtenances and hereditaments pertaining thereto in anywise belonging, including all of Grantor's right, title and interest in and to alleys, easements and rights-of-way abutting or adjoining the Property and all fixtures owned by Grantor on the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns forever; and Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs 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 the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed the 11th day of November 1997.

GRANTOR:

R. B. SKOKIE CORPORATION,
an Illinois corporation

By: [Signature]
Name: Henry S. Green
Its: President

This instrument was prepared by:
Jonathan D. Levy, Esq.
D'Ancona & Pflaum
30 North LaSalle Street
Suite 2900
Chicago, IL 60602

Send subsequent tax bills, to:
Chi-Co, Inc.
80 River Oaks Plaza, Suite 218
Calumet, Illinois 60409

8901
45008065

RECORDED

CLERK'S Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REC-111-10000

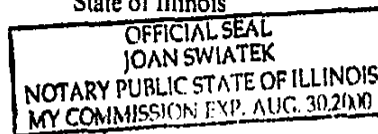
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Henry S. Green, President of R.B. SKOKIE CORPORATION, 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 and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of November 1997.

Joan Swiatek

Notary Public
State of Illinois



Commission Expires: AUG 30, 2000

1 4 4 0 4 5

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE JAN-98
PB. 11198

~~162.00~~
2430.00 *asm*

3 3 0 2 4

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JAN 13 '98 DEPT. OF REVENUE

3 2 4 . 0 0

0 6 8 2 3 9

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP JAN 13 '98
P.B. 11422

1 6 2 . 0 0

98037108

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Exhibit A - Chicago (Ashland), IL

LOTS 65 THROUGH 71, INCLUSIVE, (EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF CHICAGO, RECORDED NOVEMBER 20, 1929 AS DOCUMENT NUMBER 10536362, BOOK 27877, PAGE 272) IN SUNDMACHER AND GLADE'S SUBDIVISION OF BLOCKS 14 AND 15 IN SUBDIVISION OF THE SOUTH WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property located at: 3023 North Ashland Avenue, Chicago, Illinois 60657

Tax Nos.: 14-29-112-001-0000 Volume 487
14-29-112-002-0000 Volume 487
14-29-112-003-0000 Volume 487
14-29-112-004-0000 Volume 487
14-29-112-005-0000 Volume 487
14-29-112-006-0000 Volume 487

After recording, return to:
Jeffrey Q. Jackson
Eckelberger & Associates
5575 DTC Parkway, Suite 118
Englewood, Colorado 80111



Cook County Clerk's Office
98955408

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Exhibit B

1. GENERAL REAL ESTATE TAXES NOT YET DUE OR PAYABLE.

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