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98120175

Page 1 of 6
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Cook County Recorder \$5.50

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SPECIAL WARRANTY DEED

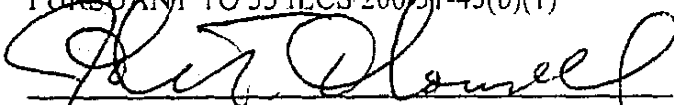
WITNESSETH, that **VILLAGE OF HODGKINS**, an Illinois municipal created and existing under and by virtue of the laws of the State of Illinois ("*Grantor*"), having an address of 8990 Lyons Street, Village of Hodgkins, County of Cook, State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by **PLITT THEATERS, INC.**, a Delaware corporation, ("*Grantee*") having its principal office at the following address: 70 East Lake Street Suite 1600, Chicago, IL 60601, the receipt whereof is hereby acknowledged, and pursuant to the authority of said municipality granted by its Board of Trustees, by these presents does **GRANT, BARGAIN AND CONVEY** unto the Grantee, its successors and assigns, **FOREVER**, the real estate described on Exhibit "A" attached hereto and by this reference made a part hereof (the "*Property*") subject to those title exceptions described on Exhibit "B" attached hereto and by this reference made a part hereof (the "*Permitted Title Exceptions*"), together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor either in law or equity of, in and to the Property, with the hereditaments and appurtenances.

THIS INSTRUMENT PREPARED BY:

John T. O'Connell
John T. O'Connell, Ltd.
8695 South Archer, Unit 20
Willow Springs, IL 60480

TAX PARCEL NOS:

EXEMPT FROM REAL ESTATE TRANSFER TAX
PURSUANT TO 35 ILCS 200/31-45(b)(1)


Attorney for the Village of Hodgkins

N 9701848 Aud Co. S.

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TO HAVE AND TO HOLD the Property as above described, with the appurtenances, unto the Grantee, forever;

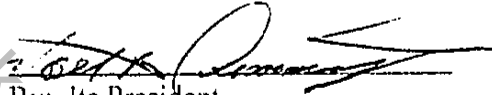
And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee, and Grantee's successors, that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that it WILL WARRANT AND DEFEND the title to the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to the Permitted Title Exceptions listed on Exhibit B attached hereby and by this reference made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its duly authorized officer, this 9th day of January, 1998.

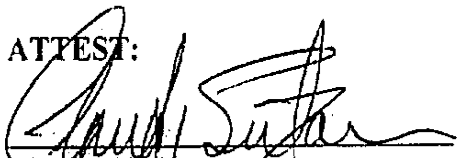
GRANTOR:

VILLAGE OF HODGKINS,
an Illinois municipal corporation

"SEAL"


By: Its President

ATTEST:


Village Clerk

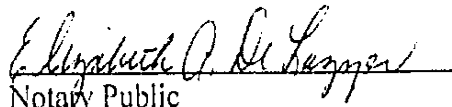
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STATE OF ILLINOIS |
COUNTY OF COOK | SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Noel B. Cummings personally known to me to be President of the Village of Hodgkins, an Illinois municipal corporation, and Claude R. Sexton, personally known to me to be the Clerk of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Clerk, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Trustees of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

OFFICIAL SEAL
ELIZABETH A DELAZZER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/31/98

GIVEN under my hand and official seal, this 7th day of January, 1998.


Notary Public

MAIL FUTURE TAX BILLS TO:

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EXHIBIT A

98120175

LEGAL DESCRIPTION

LOT 1 IN A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

ADDRESS OF PROPERTY: 9201 63RD STREET, HODGKINS, IL 60525

PERMANENT INDEX NO:

GENERAL REAL ESTATE TAXES FOR THE YEARS 1996 AND 1997. TAX NUMBERS
18-16-411-018-0000, 18-16-411-019-0000, 18-21-201-004-0000 AND
18-21-201-006-0000 VOLUME 081.

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EXHIBIT B

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PERMITTED TITLE EXCEPTIONS

1. All real estate taxes, assessments, liens for municipal betterments not yet due, payable or delinquent.
2. Easement for public utilities recorded June 28, 1962 as Document 18519098.
3. Easement for public utilities recorded May 16, 1963 as Document 18798527.
4. Easement for public utilities recorded May 1, 1963 as Document 18784870.
5. Easement for public utilities recorded April 24, 1963 as Document 18777505.
6. Easement for public utilities recorded June 7, 1962 as Document 18496258.
7. Easement for public utilities recorded October 1, 1965 as Document 19604585.
8. Easement for public utilities recorded December 5, 1966 as Document 20013956.
9. Easement for the purpose of a public highway recorded June 8, 1970 as Document 21177914.
10. Easement for public utilities recorded April 3, 1962 as Document 4939925.
11. Rights of the public and the State of Illinois and the municipality in and to those parts of the property taken or used for road purposes.
12. Grant of Easement recorded January 28, 1963 as Document 18706519.
13. Easement for ingress and egress recorded February 26, 1963 as Document 78729346.
14. Reciprocal Easement Agreement between the Village of Hodgkins and Plitt Theaters, Inc., recorded July 17, 1997 as Document 97514800.
15. Zoning regulations and ordinances of the Village of Hodgkins, Illinois.

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STATEMENT BY GRANTOR AND GRANTEE

58120175

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated _____, 1998

Signature _____

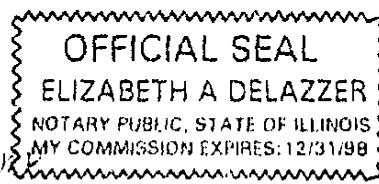
Randall E. Grottel

Grantor or Agent

Subscribed and sworn to before me by the said PRESIDENT PRO TEM this 14th day of February, 1998.

Notary Public _____

Elizabeth A. Delazzer



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated _____, 1998

Signature _____

Grantee or Agent

Subscribed and sworn to before me by the said _____ this _____ day of _____, 1998.

Notary Public _____

see attached to buyer's affidavit

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offense.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January _____, 1998

Signature _____

Grantor or Agent

*See previous page
of original
signature etc*

Subscribed and sworn to before me by the said President this _____ day of January, 1998.

Notary Public _____

The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated FEBRUARY 11, 1998

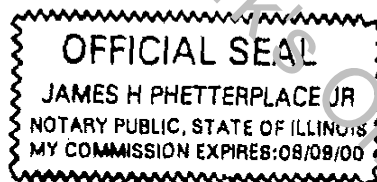
Signature _____

Grantee or Agent

Jay Levin, attorney

Subscribed and sworn to before me by the said Agent this 11th day of February 1998.

Notary Public *James H Phetterplace Jr*



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offense.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

The undersigned, as duly elected and acting President of the Village of Hodgkins, an Illinois municipal corporation, the owner of the property described in the attached deed, being duly sworn on oath, states that the attached deed is not in violation of Section 1 of Chapter 109 of the *Illinois Revised Statutes* for one or more of the following reasons:

1. The sale or exchange is of an entire tract of land not being part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements or access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sales, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

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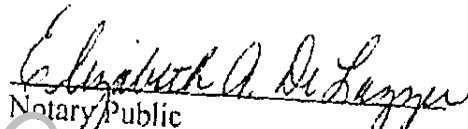
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED 88120175

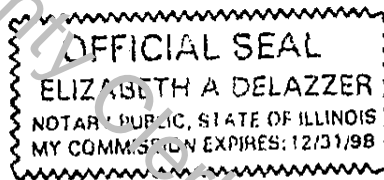
AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

VILLAGE OF HODGKINS, an Illinois
municipal corporation.

BY: 
Noel B. Cummings
Its President

SUBSCRIBED AND SWORN TO before me this 7th day of January, 1998.


Notary Public



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