

SPECIAL WARRANTY DEED
(Partnership to Individual)
(Illinois)

770066302569

THIS INDENTURE, made this 17th day of February, 1998, between Park Terrace Limited Partnership, an Illinois limited partnership of the City of Chicago, County of Cook, State of Illinois, party of the first part, and Michael W Krolak and Sheri L. Huston, husband and wife, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, not as joint tenants or tenants in common, but as tenants by the entirety, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof

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 part, 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, not as tenants in common and not as joint tenants, but as tenants by the entirety.

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 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:

See Exhibit B attached hereto and made a part hereof

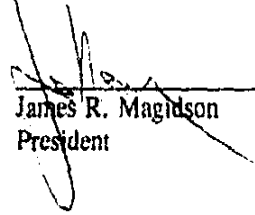
Permanent Real Estate Index Number(s): 14-31-312-006-0000 (affects this and other property)

Address(es) of real estate: 1840 North Wilmot Avenue, Chicago, Illinois

Dated this 3rd day of March, 1998

PARK TERRACE LIMITED PARTNERSHIP, an Illinois limited partnership

By: Urbanscape, Inc., an Illinois corporation, a general partner

By: 
James R. Magidson
Its: President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, James R. Magidson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James R. Magidson, personally known to me to be the President of Urbanscape, Inc., an Illinois corporation, and a general partner of Park Terrace Limited Partnership 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 President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 3rd day of March, 1998.



Deborah S. Byerly
Notary Public

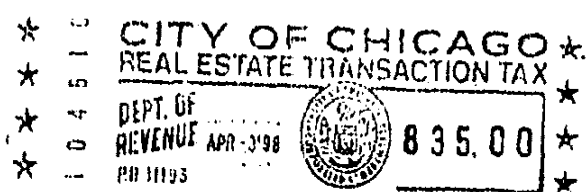
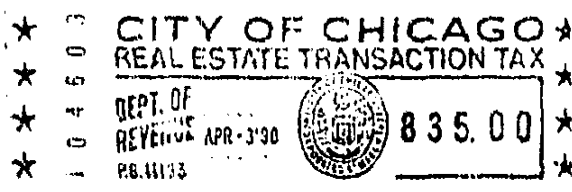
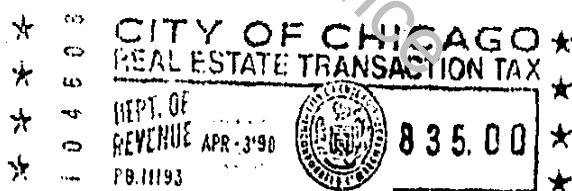
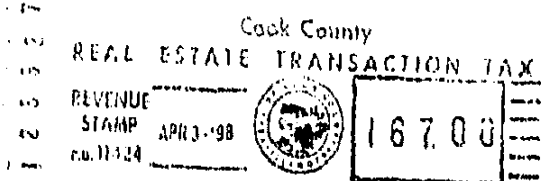
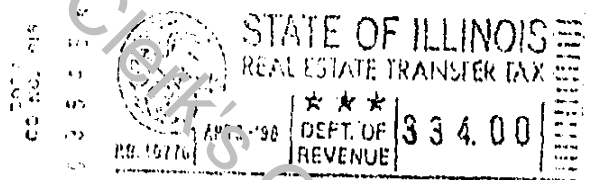
Commission expires: March 23, 1999

This instrument prepared by: Daniel Kohn, Esq.
Hottel & Coff
55 East Monroe Street, Suite 4100
Chicago, IL 60603-5896

MAIL TO: Tom Fecarotta
1127 South Mannheim Road, Suite 308
Westchester, Illinois 60154

SEND SUBSEQUENT TAX BILLS TO:
Michael W. Krolak
1840 North Wilmot
Chicago, Illinois 60647-4417

RECORDER'S OFFICE BOX NO. _____



9185704.01

EXHIBIT A

UNIT "E" (1840 WILMOT AVE.)

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, THAT FOR CONVENIENCE OF THIS LEGAL DESCRIPTION IS REFERRED TO AS PARCEL "C"; DISTANT 75.57 FEET NORTHWESTERLY OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 47 DEGREES 26 MINUTES 37 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "C" FOR A DISTANCE OF 18.01 FEET TO A POINT; THENCE NORTH 42 DEGREES 34 MINUTES 12 SECONDS EAST ALONG A LINE PARTIALLY CROSSING A GARAGE PARTY WALL FOR A DISTANCE OF 23.14 FEET TO A POINT; THENCE SOUTH 47 DEGREES 16 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 3.20 FEET TO A POINT ON A LINE PARTIALLY CROSSING A BUILDING PARTY WALL AND DRAWN 90.39 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID PARCEL "C"; THENCE NORTH 42 DEGREES 34 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 76.89 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL "C"; THENCE SOUTH 47 DEGREES 25 MINUTES 48 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 18.05 FEET TO A POINT, DISTANT 72.34 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER OF SAID PARCEL "C"; THENCE SOUTH 42 DEGREES 34 MINUTES 12 SECONDS ALONG A LINE PARTIALLY CROSSING A BUILDING PARTY WALL FOR A DISTANCE OF 76.94 FEET TO A POINT; THENCE NORTH 47 DEGREES 16 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 3.24 FEET TO A POINT; THENCE SOUTH 42 DEGREES 34 MINUTES 12 SECONDS WEST ALONG A LINE PARTIALLY CROSSING A GARAGE PARTY WALL, FOR A DISTANCE OF 23.09 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL "C":

THE SOUTHEASTERLY 8.73 FEET OF LOT 51; ALSO LOTS 52 TO 56 BOTH INCLUSIVE, ALL IN BLOCK 16, IN PIERCE'S ADDITION TO HOLSTEIN, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

1. Real estate taxes not yet due and payable.
2. Zoning and building laws or ordinances.
3. All rights, easements, restrictions, conditions and reservations of record.
4. Utility easements of record.
5. Party wall agreements and/or declarations of easements, restrictions and covenants for the Development.
6. Such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

Property of Cook County Clerk's Office