

WARRANTY DEED

Partnership to Corporation

773734 X
Return recorded document to:
Adam T. Berkoff, Esq.
Rudnick & Wolfe
203 N. LaSalle St., Suite 1800
Chicago, IL 60601-1293

Send subsequent tax bills to:
Cummins Winnetka Galleria,
L.L.C.
720 Roger Ave.
Kenilworth, IL 60043

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THE GRANTOR, ELL-OLL PARTNERSHIP, an Illinois general partnership, organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business under a general partnership agreement dated January 18, 1985 and as amended on November 22, 1996, having its principal place of business at 226 West Lake Street, Village of Barrington, County of Cook, in the State of Illinois, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, and pursuant to authority given by the General Partners of the above-entitled partnership, CONVEYS and WARRANTS to CUMMINS WINNETKA GALLERIA, L.L.C., an Illinois limited liability company, GRANTEE, of 720 Roger Avenue, Kenilworth, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

LOT 15 (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET NORTHEASTERLY OF AND PARALLEL WITH EASTERLY LINE OF CHICAGO AND NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY) IN BLOCK 13 IN WINNETKA PARK BLUES BEING A SUBDIVISION BY WILLIAM CAIRNDUFF OF PARTS OF SECTIONS 16, 17, 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

LOT 11 (EXCEPT WESTERLY 50 FEET THEREOF) IN BLOCK 12 IN PARK ADDITION TO WINNETKA SUBDIVISION BY WILLIAM H. CAIRNDUFF OF PART OF SECTIONS 16, 17, 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 3:

THE SOUTH 5 FEET OF LOT 6 IN LEWIS D. WEBSTER'S RESUBDIVISION OF BLOCK 11 (EXCEPT THE NORTH 75 FEET THEREOF) AND OF LOTS 6, 8, 9 AND 10 IN BLOCK 12 IN PARK ADDITION TO WINNETKA AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

P.I.N. 05-20-203-013-0000; 05-20-203-014-0000; and 05-20-203-016-0000

together with all estate and rights of Grantor in such property.

BOX 333-CT1

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behoof, forever, of said Grantee.

Grantor covenants that:

1. At the time of the making and delivery of this deed, Grantor is lawfully seized of a fee simple title in the premises and has the full right to convey the property;
2. Grantor warrants to Grantee and its successors in interest the quiet and peaceable title of the premises and agrees to defend the title thereto against all persons who may lawfully claim it;

This conveyance is subject to (1) real estate taxes for the year 1997 and subsequent years; (2) covenants, conditions, restrictions and easements of record; (3) all applicable zoning laws and ordinances; (4) leases, if any; (5) building lines and building and liquor restrictions of record; (6) public and utility easements; and (7) acts done or suffered by or through purchaser.

IN WITNESS WHEREOF, said Grantor has caused its general partners to affix their respective signatures to this instrument on this 1st day of May, 1998.

Common Address: 562-572 Lincoln Avenue, Winnetka, Illinois

ELL-OLL PARTNERSHIP,
an Illinois general partnership



by:

Deborah H. Scholl
Deborah H. Scholl, General Partner

Carol Heath-Angell
Carol Heath-Angell, General Partner

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 Deborah H. Scholl and Carol Heath-Angell, personally known to me to be the General Partners of ELL-OLL PARTNERSHIP, an Illinois General Partnership, 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 General Partners, they signed, sealed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act of the partnership, for the uses and purposes therein set forth.

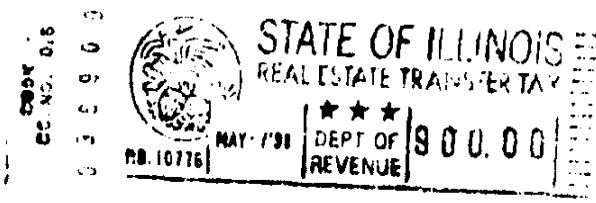
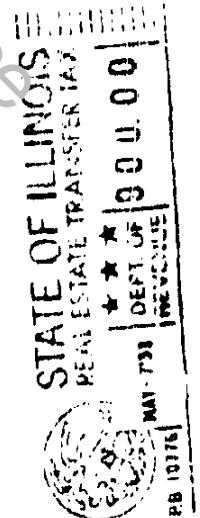
Given under my hand and official seal, this 1st day of May, 1998.

Commission expires:

[Signature]
Notary Public



This instrument was prepared by:
Garrett L. Boehm, Esq.
201 W. Main Street
Barrington, IL 60010



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