

MAD1919
04/21/98

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 21st day of April, 1998, between AMERICAN NATIONAL RED CROSS, a body corporate by virtue of an Act of Congress of the United States, approved January 5, 1905, of the City of Washington, District of Columbia, party of the first part, and NORTH & MOBILE, LLC, a Nebraska

limited liability company; c/c Richard Cooper; 11506 Nicholas Street; Suite 200; Omaha, Nebraska 68154, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of ten and 00/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Governors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, 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

This instrument was prepared by:

Edward W. Malstrom
Miller, Shakman, Hamilton,
Kurtzon & Schlifke
208 South LaSalle Street
Suite 1100
Chicago, Illinois 60604

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE
Village of Westchester

Ch
5-1-98

THIS IS AN EXEMPT TRANSFER UNDER 35 ILCS 200/31-45 (b) (1)
Transferor, American National Red Cross, is a body corporate by virtue of an Act of Congress of the United States, approved January 5, 1905, of the City of Washington, District of Columbia

1st AMERICAN TITLE order # CC111864
269 JL

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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 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, its heirs and assigns forever.

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, 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 from and against any claim made by, through or under party of the first part, subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Number(s): 15-21-100-002 thru -007

Address(es) of real estate: 10339 West Roosevelt
Westchester, IL

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by John D. Campbell, Vice President, Finance, and attested to by Donald E. Miller, Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL RED CROSS

By: *John D. Campbell*
Name: John D. Campbell
Its: Vice President, Finance

Attest: *Donald E. Miller*
Name: Donald E. Miller
Its: Assistant Secretary

MAIL TO:

Mr. Michael Carter
c/o Dial Companies
11506 Nicholas Street
Omaha, Nebraska 68154

SEND SUBSEQUENT TAX BILLS TO:

Mr. Richard Cooper
c/o Dial Companies
11506 Nicholas Street
Omaha, Nebraska 68154

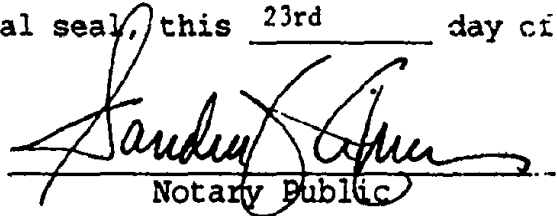
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Commonwealth of Virginia)
) SS.
COUNTY OF FAIRFAX)

I, SANDRA J. CIZMAR, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John D. Campbell Vice President, Finance and Donald E. Miller Assistant Secretary, of AMERICAN NATIONAL RED CROSS, a corporation of the United States, 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 acknowledged that they signed, sealed and delivered the said instrument as their 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 23rd day of April, 1998.


Notary Public

My Commission Expires December 31, 2000

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EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 22, 23, 24, 25, 26 AND 27 IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 10309 West Roosevelt
Westchester, IL

PINS: 15-21-00-002 thru -007

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EXHIBIT "B"

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PERMITTED EXCEPTIONS

1. Real estate taxes not yet due and payable.
2. Easements or claims of easements not shown by the public records.
3. Acts of Purchaser and parties claiming by, through or under Purchaser.
4. Rights of Purchaser under the Option to Purchase and Purchase Agreement.

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