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THIS INSTRUMENT PREPARED BY:

John F. Purtil
MELTZER, PURTILL & STELLE
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Schaumburg, Illinois 60173-5431
(847) 330-2400



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4921/0200 27 001 Page 1 of 4
1999-05-10 12:41:03
Cook County Recorder 27.00

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

OHIO STREET PROPERTY, L.L.C., an Illinois limited liability company, ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by LAKEWOOD ENGINEERING & MANUFACTURING COMPANY, an Illinois corporation ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, by these presents lots REMISE, RELEASE, ALIEN, and CONVEY unto Grantee that certain real estate located in the City of Chicago, County of Cook and State of Illinois, as more particularly described in Schedule "1" annexed hereto and made a part hereof (the "Land"), together with all buildings and other improvements located thereon and all rights privileges and appurtenances pertaining thereto herein collectively referred to as the "Property").

This conveyance is made by Grantor and accepted by Grantee subject to the matters set forth in Schedule "2" attached hereto and made a part hereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

EXECUTED as of this 30th day of April 1999, to be effective as of the 30th day of April, 1999.

GRANTOR:

OHIO STREET PROPERTY, L.L.C.

By: Thomas Michael Abinanti

Thomas Michael Abinanti, Manager

EXEMPT UNDER PROVISIONS OF PARAGRAPH L
SEC. 200. 1-2 (B-6) OR PARAGRAPH..... SEC. 200.
1-4 (B) OF THE CHICAGO TRANSACTION TAX
ORDINANCE.

BOX 333-CTI

7806223 JUD
CAN 2219087

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

Before me, Hanan Merza, a Notary Public in and for the State and County aforesaid, personally appeared Thomas Michael Abinanti who acknowledged himself to be the Manager of OHIO STREET PROPERTY, L.L.C., an Illinois limited liability company, and acknowledged that he, being authorized to do so, executed the foregoing instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the purposes therein contained.

GIVEN under my hand and Notarial Seal, this 30th day of April 1999.

Hanan Merza
Notary Public



AFTER RECORDING RETURN TO:

Kevin P. Burke
Smith, Hemmesch & Burke
11 East Adams Street
Suite 1400
Chicago, Illinois 60603

MAIL TAX BILLS TO:

LINDA CONWAY
LAKWOOD ENGINEERING MANUF.
501 N. SACRAMENTO BLVD.
CHICAGO IL 60612

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SCHEDULE 1 TO DEED

LEGAL DESCRIPTION:

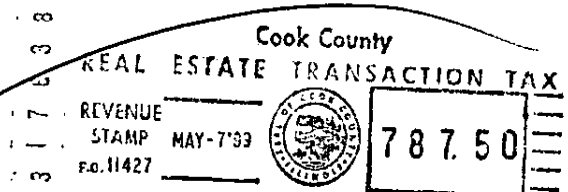
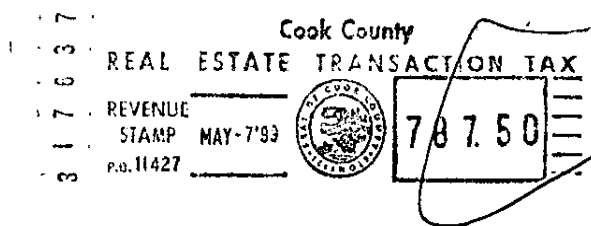
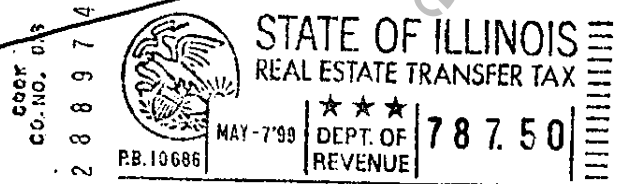
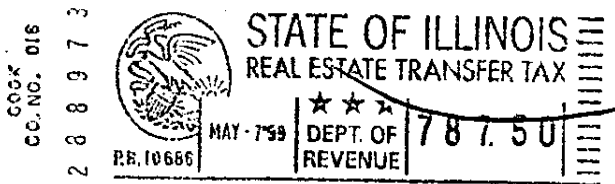
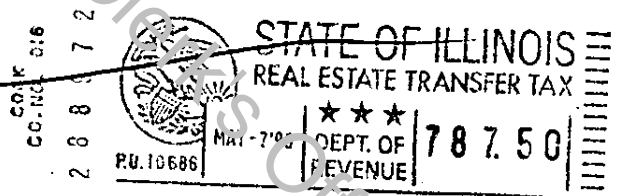
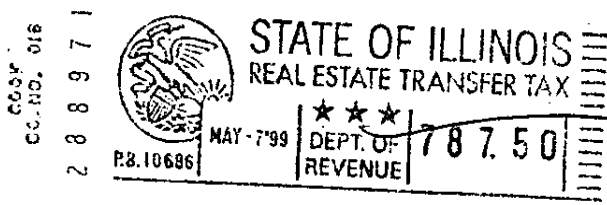
LOT 15 IN NORTHWESTERN CENTER INDUSTRIAL DISTRICT, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1971 AS DOCUMENT NUMBER 21532046, IN COOK COUNTY, ILLINOIS.

P.I.N.:

16-10-200-039-0000

PROPERTY ADDRESS:

4400 WEST OHIO STREET, CHICAGO, ILLINOIS



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SCHEDULE 2 TO DEED

Permitted Exceptions

1. Second installment of real estate taxes for the year 1998 and taxes for the year 1999, not yet due and payable.
2. Easements for public utilities and drainage over, upon and under the northerly 10 feet of the land as shown on the Plat of Subdivision recorded as Document Number 21532046 and as shown on the Plat of Survey prepared by Nicholas Raimondi, Registration Number 1624 of National Survey Service, Inc., dated November 16, 1994 as last revised December 13, 1994 as Order Number N-118971 and as created by Grant of Easement recorded March 25, 1970 as Document No. 21119281.
3. Possible Utility easements over and upon the subject land as disclosed and shown by the survey prepared by Nicholas Raimondi, Registration Number 1624 of National Survey Service, Inc., dated November 16, 1994 as last revised December 13, 1994 as Order Number N-118971, due to utility poles, overhead wires and transfers located on the said Premises.
4. Encroachment of the metal overhang located mainly on the subject land over and onto west Ohio Street, by a distance of 0.28 feet, as disclosed by the survey prepared by Nicholas Raimondi, Registration Number 1624 of National Survey Service, Inc., dated November 16, 1994 as last revised December 13, 1994 as Order Number N-118971.
5. The subject property is designated as "Zone - C", defined as areas of minimal flooding, as shown in the Flood Insurance Rate Map (firm) for the City of Chicago, Illinois Community-Panel Number 170074 0055 B, effective dated of June 1, 1981.
6. Information and disclosures contained in the environmental disclosure document for transfer of real property, and recorded December 22, 1994 as Document Number 04068020.
7. Terms, powers, provisions and limitation of the Limited Liability Agreement which title is held.

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