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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

After recording mail to:

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2005 JUN 10 AM 9:53

Mitchell D. Weinstein, Esq.
Chuhak & Tecson, P.C.
30 South Wacker Drive, Suite 2600
Chicago, Illinois 60606

MICHAEL A. BROWN
RECORDER

cm620053596

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of June 1, 2005 by **700 W. Lincoln LLC, an Indiana limited liability company**, whose address is 19 South LaSalle Street, Suite 501, Chicago, Illinois 60603 ("**Grantor**"), in favor of **700 West Lincoln Highway, LLC, an Indiana limited liability company**, whose address is 180 East Pearson, Suite 5505, Chicago, Illinois 60611 ("**Grantee**"). For and in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its respective successors and assigns, FOREVER, all of the following described real estate, situated in Lake County in the State of Indiana, known and described as follows:

Lot 6, The Crossroads, as per plat thereof, recorded in Plat Book 69, page 3, in the Office of the Recorder of Lake County, Indiana.

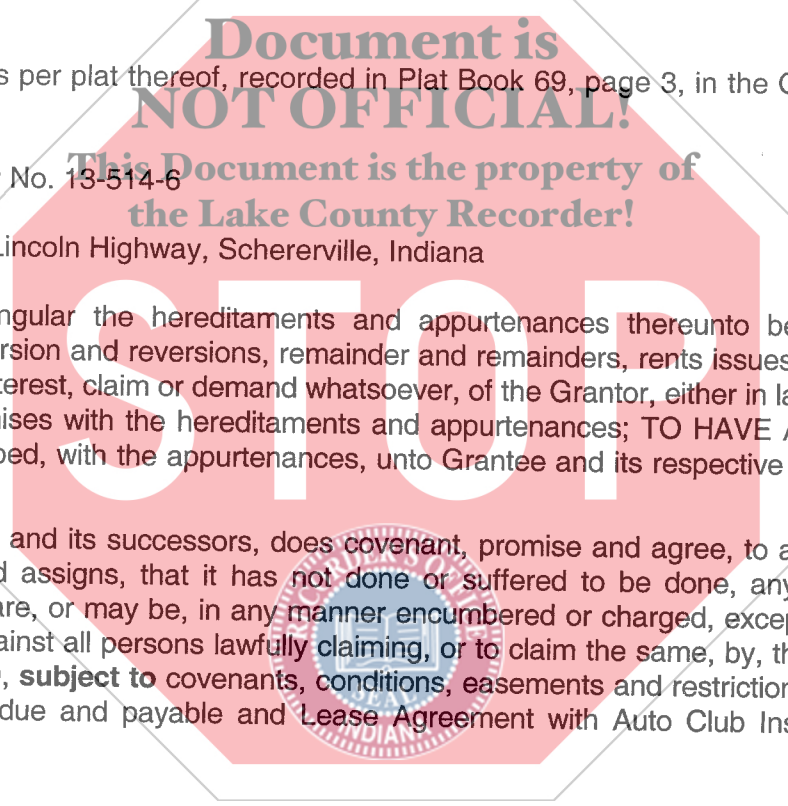
Taxing Unit No. 20 Key No. 13-514-6

Address: 700 West Lincoln Highway, Schererville, Indiana

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 Grantor, 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 Grantee and its respective successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and its respective successors 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 encumbered 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, WILL WARRANT AND DEFEND, **subject to** covenants, conditions, easements and restrictions of record and general real estate taxes not yet due and payable and Lease Agreement with Auto Club Insurance Association, as Tenant.

Chicago Title Insurance Company



DULY ENTERED FOR TAXATION SUBJECT TO [SIGNATURE PAGE FOLLOWS]
FINAL ACCEPTANCE FOR TRANSFER

JUN - 9 2005
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

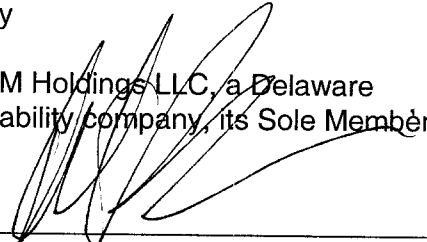
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IN WITNESS WHEREOF, the GRANTOR has caused its name to be signed to this Special Warranty Deed the day and year first above written.

700 W. Lincoln LLC, an Indiana limited liability company

By: Millco-DM Holdings LLC, a Delaware limited liability company, its Sole Member

By: 
Robert Miller, Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

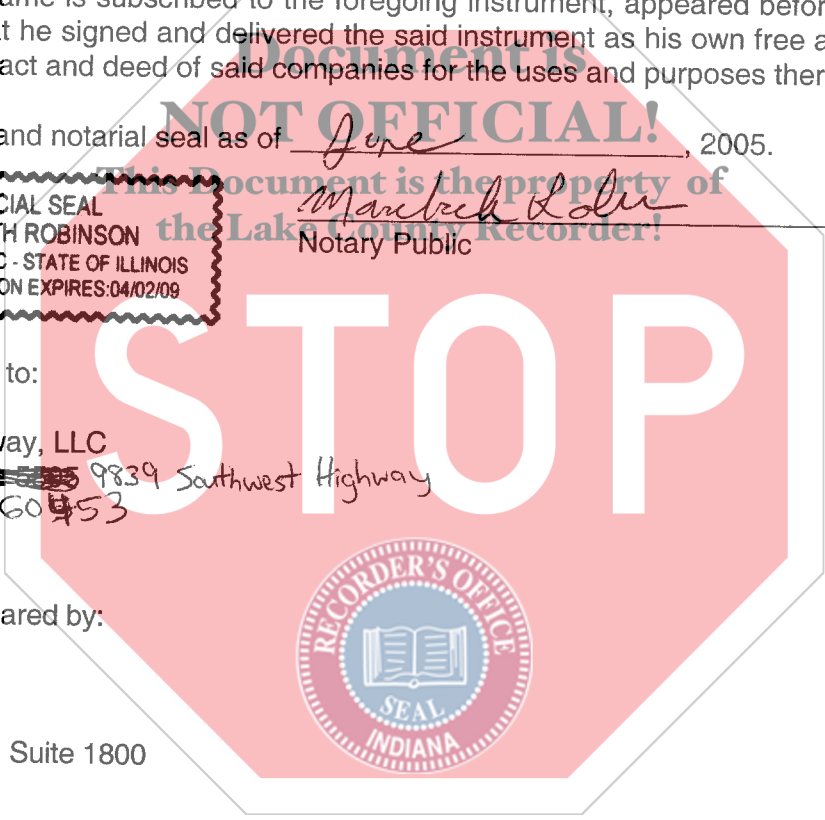
I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Robert Miller, the Manager of Millco-DM Holdings LLC, a Delaware limited liability company, which is the Sole Member of 700 W. Lincoln LLC, an Indiana limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act and deed of said companies for the uses and purposes therein set forth.

Given under my hand and notarial seal as of June, 2005.

SEAL




Notary Public



Tax bills should be sent to:

700 West Lincoln Highway, LLC
~~100 East Pearson, Suite 505~~ 9839 Southwest Highway
~~Chicago, Illinois 60641~~ 60453
Oak Lawn,

This document was prepared by:

Glenn D. Taxman, Esq.
Much Shelist et al.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606