



Prepared by and
After recording return to:

John Anderson, Esq.
Anderson & Wanca
6 W. Hubbard Street, Suite 500
Chicago, Illinois 60610

CC 189302.A W& 2 of 4



**SPECIAL WARRANTY DEED
(Illinois)**

THIS SPECIAL WARRANTY DEED is made as of the 1st day of August, 2000, by 59 EAST VAN BUREN TRUST (the "Grantor"), having an address of 11 Madison Avenue, 5th Floor, New York, NY 10010, to North Star Trust Company as Trustee under a Trust Agreement dated July 17, 2000 and known as Trust No. 00-2790 (the "Grantee"), having an address of 500 West Madison Street, Chicago, Illinois 60661.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, and pursuant to proper authority, hereby grants, sells, aliens, remises, releases, conveys and confirms unto Grantee all right, title and interest of Grantor the real property situated in the County of Cook and State of Illinois, described on Exhibit A attached hereto, together with all tenements, hereditaments and appurtenances thereunto belonging, subject to the exceptions listed on Exhibit B attached hereto (the "Premises").

TO HAVE AND TO HOLD the same in fee simple forever.

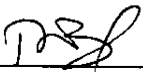
AND except with respect to those matters set forth in Exhibit B attached hereto, Grantor does hereby covenant to and with Grantee that Grantor has not done or suffered anything whereby said Premises has been encumbered in any way and Grantor covenants that Grantor and its successors and assigns, shall forever warrant and defend the title to such Premises to Grantee and Grantee's successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under Grantor.

This Special Warranty Deed is an absolute conveyance by the Grantor of the above described Premises and is not intended as a mortgage, trust conveyance or security of any kind.

GRANTOR:

59 EAST VAN BUREN TRUST,
a Delaware business trust

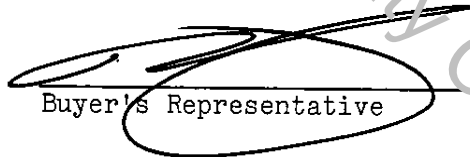
By: 59 East Van Buren, Inc.,
a Delaware corporation, Trustee

By: 
Name: Trevor Bond
Title: Director, Principal Transactions

COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 4, REAL ESTATE TRANSFER ACT

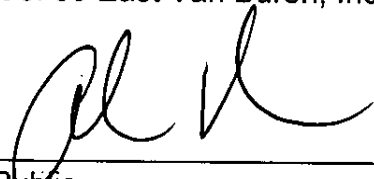
DATE: AUGUST 1, 2000


Buyer's Representative

UNOFFICIAL COPY

STATE OF ~~ILLINOIS~~ *New York*
COUNTY OF ~~COOK~~ *New York*

The foregoing instrument was acknowledged before me this 1st day of August, 2000 by Trevor Bond, the Vice President of 59 East Van Buren, Inc., on behalf of the corporation.



Notary Public

ALICE RUSSELL
Notary Public, State of New York
No. 01RU5081837
Qualified in Kings County
Commission Expires July 14, 2001

Property of Cook County Clerk's Office

Exhibit A

LEGAL DESCRIPTION OF THE LAND

LOTS 1, 2,3 AND 8 AND THE NORTH 6.8 FEET OF LOT 9 AND A STRIP OF LAND LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOTS 1 TO 7 INCLUSIVE, AND NORTH OF AND ADJOINING THE NORTH LINE OF SAID LOT 8, ALL IN ASSESSOR'S DIVISION OF LOTS 1,2,3,4,5 AND 8 IN BLOCK 9 IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Property Address: 59 East Van Buren, Chicago, Illinois

Property Index Number: 17-15-109-001 Vol. No. 510
17-15-109-002 Vol. No. 510
17-15-109-004 Vol. No. 510
17-15-109-015 Vol. No. 510

Exhibit B

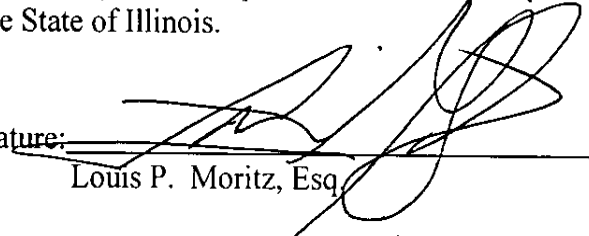
PERMITTED EXCEPTIONS

1. The Schedule of Exclusions from coverage contained in the ALTA Form B Standard Form owner's policy.
2. The Standard Conditions and Stipulations contained in the ALTA Form B Standard Form owner's policy.
3. Any exception arising out of an act of Purchaser or its representatives, agents, employees or independent contractors.
4. Taxes for the year 1999 (second installment) and subsequent years, to the extent not yet due and payable.
5. The rights of General Parking Management L.P., as tenant only, under the that certain Lease dated April 1, 1984 between Helmsley Spear of Illinois Inc. as landlord and General Parking Management L.P., as tenant;
6. Encroachment of signs located mainly on the Premises, over and onto property north and adjoining by a distance of 2.46 feet, and over and unto property west and adjoining by an undisclosed amount as shown on survey made by Chicago Guarantee Survey Company dated June 19, 2000 as Order No. 0006008 (the "Survey").
7. Encroachment of 6 story brick building #421 located on property south of and adjoining the Premises, over and onto the Premises by 0.03 to 0.11 feet north as shown on the Survey.
8. Adverse encroachments of fire escape, 3 cameras, exhaust pipe and 2 ducts attached to the building north of and adjoining the Premise, over and onto the Premises as shown on the Survey.
9. Adverse encroachment of lights on the building located on property east of and adjoining the Premises, over and onto the Premises as shown on the Survey.
10. Any other exceptions shown on the Survey
11. the lien of any mortgage or deed of trust executed by Purchaser in favor of Purchaser's lender.

STATEMENT BY GRANTOR AND GRANTEE

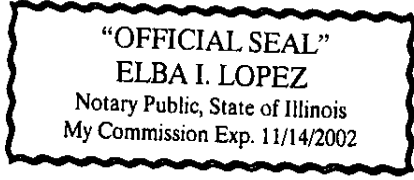
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the foregoing deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, an Illinois limited liability company or foreign corporation, authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: August 15, 2000

Signature: 
Louis P. Moritz, Esq.

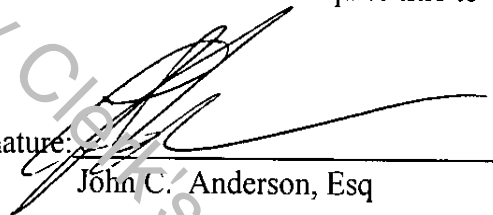
Subscribed and sworn to before me by this said Agent this ___ day of August 15, 2000.

Notary Public 

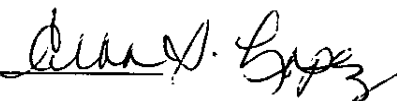


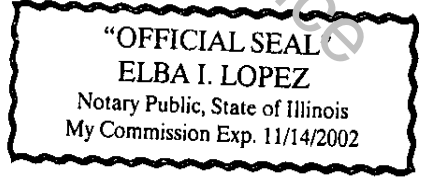
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, an Illinois limited liability company or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: August 15, 2000

Signature: 
John C. Anderson, Esq.

Subscribed and sworn to before me by this said Agent this 15th day of August, 2000

Notary Public 



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.