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7/26/0123 33 001 Page 1 of 6  
2000-11-21 13:57:54  
Cook County Recorder 31.50



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WARRANTY DEED

THIS AGREEMENT, made as of the 13th day of October, 2000, between Dundee 53, L.L.C., a limited liability company, c/o Urban Investment Trust, Incorporated, an Illinois corporation, whose mailing address is 401 North Michigan Avenue, Suite 2900, Chicago, Illinois 60611, Grantor, and

Wentworth 1500 Dundee, LLC, a Delaware limited liability company Grantee, whose mailing address is 21198 Via Columbard, Sonoma, CA 95476, WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Operating Agreement and Certificate of Organization of said limited liability company, by these presents does CONVEY AND WARRANT unto the Grantee, and to its heirs and assigns, FOREVER, an undivided 5.69% interest as tenant in common in and to 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. Subject to the Permitted Exceptions set forth in Purchase and Sale Agreement between the parties hereto dated as of October 13, 2000 and enumerated on Exhibit E attached hereto and made a part hereof.

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 the Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its managing member, the day and year first above written.

DUNDEE 53, L.L.C., a Delaware limited liability company

By: Owner Dundee 53, Inc., an Illinois corporation, its Manager

By: \_\_\_\_\_

Name: John D. Terzakis

Its: President

03-06-302-013

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This instrument was prepared by Steven R. Davidson, Sonnenschein Nath & Rosenthal, 8000 Sears Tower, Chicago, Illinois 60606.

**Mail to:**

Dundee 53, L.L.C.  
401 North Michigan Avenue, Suite 2900  
Chicago, Illinois 60611  
Attn: Renee B. Murdock

Send subsequent tax bills to:

Dundee 53, L.L.C.  
401 North Michigan Avenue, Suite 2900  
Chicago, Illinois 60611  
Attn: Renee B. Murdock

00918439

COUNTY TAX  
REVENUE STAMP  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
NOV. 21.00

# 0000041560

FP326670  
0042500  
REAL ESTATE  
TRANSFER TAX

STATE OF ILLINOIS  
NOV. 21.00  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
# 000020000  
0084900  
FP326669  
REAL ESTATE  
TRANSFER TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
NOV. 21.00  
REVENUE STAMP  
# 000071572  
0000050  
FP326670  
REAL ESTATE  
TRANSFER TAX



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## EXHIBIT A

### Legal Description:

LOT 1 IN HONEYWELL'S FIRST SUBDIVISION OF THE SOUTH 1/2 OF GOVERNMENT LOTS 1 AND 2 [TAKEN AS A TRACT] OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1988 AS DOCUMENT NUMBER 88-320560, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 1, 278.25 FEET WEST OF THE SOUTHEAST CORNER OF LOT 1 AFORESAID; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 60.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE 60 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 80.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING,

ALSO EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 278.25 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 719.93 FEET TO A POINT; THENCE NORTH 44 DEGREES 12 MINUTES 25 SECONDS EAST A DISTANCE OF 41.47 FEET TO A POINT; THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS EAST A DISTANCE OF 518.35 FEET TO A POINT; THENCE SOUTH 39 DEGREES 03 MINUTES 35 SECONDS EAST A DISTANCE OF 36.77 TO A POINT IN THE EASTERLY LINE OF SAID LOT 1, SAID EASTERLY LINE BEING A CURVED LINE NON TANGENT; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 [SAID EASTERLY LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF KENNICOTT AVENUE 80 FEET IN WIDTH], BEING THE ARC OF CIRCLE CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 310.00 FEET, A CHORD BEARING OF SOUTH 29 DEGREES 18 MINUTES 16 SECONDS WEST, A CHORD LENGTH OF 262.76 FEET, A DISTANCE OF 271.34 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 1, BEING THE ARC OF A CIRCLE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 390.00 FEET, A DISTANCE OF 368.56 FEET TO A POINT OF TANGENCY, THENCE SOUTH 00 DEGREES 14 MINUTES 00 SECONDS

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WEST, CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 174.41 FEET TO THE POINT OF BEGINNING

ALSO EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 50 MINUTES 39 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 597.32 FEET TO A POINT; THENCE SOUTH 00 DEGREES 03 MINUTES 06 SECONDS WEST, A DISTANCE OF 454.46 FEET TO A POINT; THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS EAST A DISTANCE OF 595.87 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1 BEING THE WESTERLY RIGHT OF WAY LINE OF KENNICOTT AVENUE, 80 FEET IN WIDTH, A DISTANCE OF 458.52 FEET TO THE POINT OF BEGINNING.

PROPERTY ALSO KNOWN AS:

THAT PART OF LOT 1 IN HONEYWELL'S FIRST SUBDIVISION, BEING A PARCEL OF LAND IN THE SOUTH 1/2 OF GOVERNMENT LOTS 1 AND 2 [TAKEN AS A TRACT] OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1988 AS DOCUMENT NUMBER 88320560, IN COOK COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 50 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1898.77 FEET TO A POINT; THENCE SOUTH 00 DEGREES 03 MINUTES 06 SECONDS WEST A DISTANCE OF 454.46 FEET TO A POINT; THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS EAST A DISTANCE OF 595.87 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 14 MINUTES 00 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 1 BEING THE WESTERLY RIGHT OF WAY LINE OF KENNICOTT AVENUE, 80 FEET IN WIDTH, A DISTANCE OF 61.87 FEET TO A POINT OF CURVE, THENCE SOUTHERLY ALONG THE ARC OF A CIRCLE CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 310.00 FEET, A CHORD BEARING OF SOUTH 02 DEGREES 13 MINUTES 52 SECONDS WEST, A CHORD LENGTH OF 21.61 FEET, A DISTANCE OF 21.67 FEET TO A POINT; THENCE NORTH 39 DEGREES 03 MINUTES 35 SECONDS WEST A DISTANCE OF 36.77 FEET TO A POINT; THENCE NORTH 89 DEGREES 46 MINUTE 00 SECONDS WEST A DISTANCE OF 518.35 FEET TO A POINT; THENCE SOUTH 44 DEGREES 12 MINUTES 25 SECONDS WEST A DISTANCE OF 41.47 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 659.93 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 80.00 FEET TO A POINT; THENCE SOUTH 00

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FILE NUMBER:

DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 60.00 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1 BEING THE NORTH LINE OF DUNDEE ROAD A DISTANCE OF 196.59 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS EAST A DISTANCE OF 40.00 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 528.08 FEET TO A POINT IN THE NORTHEASTERLY LINE OF

WILKE ROAD, THENCE WESTERLY AND NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID WILKE ROAD THE FOLLOWING TEN COURSES, NORTH 32 DEGREES 00 MINUTES 20 SECONDS WEST 48.62 FEET TO A POINT IN A CURVED LINE, NORTHWESTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST, HAVING A CHORD LENGTH OF 229.97 FEET, BEARING NORTH 62 DEGREES 36 MINUTES 41 SECONDS WEST, A RADIUS OF 165.50 FEET, AN ARC DISTANCE OF 254.24 FEET TO A POINT IN A STRAIGHT LINE, SOUTH 71 DEGREES 50 MINUTES 41 SECONDS WEST 175.51 FEET TO A POINT IN A CURVED LINE, NORTHWESTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST, HAVING A CHORD LENGTH OF 182.41 FEET, BEARING NORTH 63 DEGREES 51 MINUTES 43 SECONDS WEST, A RADIUS OF 165.00 FEET, AN ARC DISTANCE OF 200.28 FEET TO A POINT IN A STRAIGHT LINE, NORTH 18 DEGREES 26 MINUTES 06 SECONDS WEST 31.21 FEET TO A POINT IN A CURVED LINE, NORTHWESTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST, HAVING A CHORD LENGTH OF 495.51 FEET, BEARING NORTH 40 DEGREES 43 MINUTES 51 SECONDS WEST, A RADIUS OF 566.00 FEET, AN ARC DISTANCE OF 512.88 FEET TO A POINT OF TANGENCY, NORTH 66 DEGREES 41 MINUTES 24 SECONDS WEST 155.34 FEET TO A POINT ON A CURVED LINE, NORTHWESTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST, HAVING A CHORD LENGTH OF 95.66 FEET, BEARING NORTH 47 DEGREES 11 MINUTES 39 SECONDS WEST, A RADIUS OF 260.00 FEET ON AN ARC DISTANCE OF 96.21 FEET TO A POINT IN A STRAIGHT LINE, NORTH 12 DEGREES 02 MINUTES 22 SECONDS WEST 53.30 FEET AND NORTH 00 DEGREES 04 MINUTES 10 SECONDS WEST 465.50 FEET TO THE POINT OF BEGINNING.