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(The Above Space for Recorder's Use Only)

Handwritten vertical text: "New North National N9901512 292 Formid"



**QUITCLAIM ASSIGNMENT**

THIS QUITCLAIM ASSIGNMENT (this "Assignment") is made as of the 11th day of January 2000, by THE ILLINOIS STREET LAND COMPANY, L.L.C., an Illinois limited liability company ("Assignor"), having an office at 1645 West Fullerton, Chicago, Illinois 60614, in favor of 717 HB MINNEAPOLIS, INC., a Minnesota corporation ("Assignee"), having an address at 11330 Olive Boulevard, St. Louis, Missouri 63141.

**RECITALS**

A. Assignor is owner of certain real property bounded by Illinois Street, North Water Street, North Park Drive and East New Street in the City of Chicago, County of Cook, State of Illinois more legally described on Exhibit A attached hereto and made a part hereof (the "Property").

B. Assignor and Assignee have entered into that certain Real Estate Sale Agreement dated as of July 27, 1999 (the "Agreement"), pursuant to which Assignor has agreed to sell to Assignee, and Assignee has agreed to purchase from Assignor, the Property. *All capitalized words used but not otherwise defined herein shall have the meanings ascribed thereto in the Agreement.*

C. Pursuant to the terms and provisions of the Agreement, Assignor has agreed to quit claim and assign to Purchaser all of Assignor's right, title and interest in and to (i) that certain Assignment of Agreement of Sale and Declaration of Protective Covenants and Agreement Regarding the Release of Restrictions entered into by and between The Chicago Dock and Canal Trust, an Illinois business trust and The Hotel Land Company, L.L.C., an Illinois limited liability company dated as of April 18, 1997 and recorded on April 18, 1997 with the County Recorder for Cook County as Document No. 97-272957 (the "Recorded Instrument"), and (ii) the Concourse Agreement.

NOW, THEREFORE, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration paid by Assignee at the time of execution hereof, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

property address: Vacant Property Community known as  
333-37 E. ILLINOIS ST, CH, IL

PJN 17-10-219-017-0000 : 17-10-219-018-0000 : 17-10-219-019  
17-10-219-020-0000 : 17-10-219-021

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1. Recitals. The background facts as set forth above are agreed to be true and correct and incorporated herein by this reference.

2. Assignment. Assignor does hereby bargain, sell, assign, and quit claim over unto Assignee, without recourse, all of Assignor's right, title and interest in and to the Recorded Instrument and the Concourse Agreement, together with all rights, remedies and incidents thereunto belonging. This Assignment is made in the exercise of caution and to confirm that, inter alia, Assignor has remised and conveyed, among others, the rights set forth in Section 3 of the Recorded Instrument to Assignee as successor-in-interest to Assignor as owner of the Property, and notwithstanding this Assignment, nothing herein is intended to infer that the Recorded Instrument and the Concourse Agreement do not run with the Property.

3. Successors and Assigns. This Assignment shall be binding upon and shall inure to the benefit of the parties hereto, their respective legal representatives, successors and assigns.

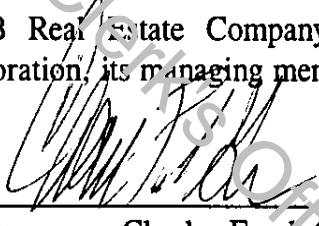
4. Counterparts. This Assignment may be executed in one or more counterparts, each of which shall be deemed an original, and all of which, when taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, Assignor has executed and delivered this Assignment as of the day and year first above written.

ASSIGNOR:

THE ILLINOIS STREET LAND COMPANY,  
L.L.C., an Illinois limited liability company

By: NWB Real Estate Company, an Illinois  
corporation, its managing member

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

Name: Charles Frank Gross

Its: Vice President

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STATE OF ILLINOIS     )  
  ) ss:  
COUNTY OF C O O K     )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Charles Frank Gross, personally known to me to be the Vice president in NWB Real Estate Company, an Illinois corporation, the sole managing member in The Illinois Street Land Company, L.L.C., an Illinois limited liability company, and 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 as such Vice President, he signed and delivered said instrument as his free and voluntary act and deed and as the free and voluntary act and deed of said corporation as managing member in The Illinois Street Land Company, L.L.C.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 10<sup>TH</sup> day of January 2000.

Rita S. Kopf  
Notary Public

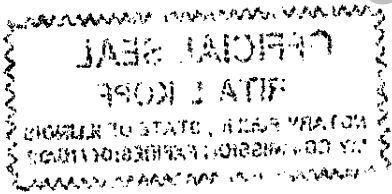
My Commission Expires: 6-15-02



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF LOTS 1 AND 2 IN BLOCK 8 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 24, 1987 AS DOCUMENT 87106320, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF BLOCK 8 (SAID EAST LINE BEING ALSO THE WEST LINE OF NORTH NEW STREET) WHICH IS 175.00 FEET, AS MEASURED ALONG SAID EAST LINE, SOUTH OF THE NORTH LINE OF SAID BLOCK 8 AND RUNNING THENCE SOUTHWARDLY ALONG SAID EAST LINE OF BLOCK 8, A DISTANCE OF 115.00 FEET; THENCE WESTWARDLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF BLOCK 8, A DISTANCE OF 215.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOTS 1 AND 2; THENCE NORTHWARDLY ALONG SAID WEST LINE OF LOTS 1 AND 2, A DISTANCE OF 115.00 FEET; THENCE EASTWARDLY ALONG A LINE PARALLEL WITH SAID NORTH LINE OF BLOCK 8, A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING.

#### PARCEL 2:

THAT PART OF LOT 2 IN BLOCK 8 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 24, 1987 AS DOCUMENT 87106320, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF BLOCK 8 (SAID EAST LINE BEING ALSO THE WEST LINE OF NORTH NEW STREET) WHICH IS 290.00 FEET, AS MEASURED ALONG SAID EAST LINE, SOUTH OF THE NORTH LINE OF SAID BLOCK 8 AND RUNNING THENCE SOUTHWARDLY ALONG SAID EAST LINE OF BLOCK 8, A DISTANCE OF 38.25 FEET; THENCE WESTWARDLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF BLOCK 8, A DISTANCE OF 215.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 2; THENCE NORTHWARDLY ALONG SAID WEST LINE OF LOT 2, A DISTANCE OF 38.25 FEET; THENCE EASTWARDLY ALONG A LINE PARALLEL WITH SAID NORTH LINE OF BLOCK 8, A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING.

#### PARCEL 3:

THAT PART OF LOT 1 IN BLOCK 8 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 24, 1987 AS DOCUMENT 87106320, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF BLOCK 8 (SAID EAST LINE BEING ALSO THE WEST LINE OF NORTH NEW STREET) WHICH IS 136.75 FEET, AS MEASURED ALONG SAID EAST LINE, SOUTH OF THE NORTH LINE OF SAID BLOCK 8 AND RUNNING THENCE SOUTHWARDLY ALONG SAID EAST LINE OF BLOCK 8, A DISTANCE OF 38.25 FEET;

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THENCE WESTWARDLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF BLOCK 8, A DISTANCE OF 215.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 1; THENCE NORTHWARDLY ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 38.25 FEET; THENCE EASTWARDLY ALONG A LINE PARALLEL WITH SAID NORTH LINE OF BLOCK 8, A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

(PARCEL P-7)

LOT 2 IN BLOCK 8 (EXCEPT THE NORTH 91.75 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106320 IN COOK COUNTY, ILLINOIS.

PARCEL 5:

(PARCEL P-8)

LOT 1 IN BLOCK 8 (EXCEPT THE SOUTH 99.75 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106320, IN COOK COUNTY, ILLINOIS.

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