TRUSTEE'S **ASSIGNMENT** AND **DEED OF CONVEYANCE**

00052407

9290/0122 10 001 Page 1 of 2000-01-21 11:49:30

Cook County Recorder

33.00



THIS INSTRUMENT is made as of January 19, 2000

NATIONAL BANK AND TRUST COMPANY OF CHICAGO ("ASSIGNOR"), as successor Trustee to First In st National Association, not personally but as

Trustee under Trust

CII 7758508 03dled

Agreement dated July 1, 1983 (the 'Trust Agreement") and known as Trust No. 6777 (the "Trust"), to and for the benefit of STATE BUILDING VENTURE, an Illinois limited partnership ("ASSIGNEE"), whose address is c/c A rium Mall Office, 100 West Randolph Street, Suite 210, Chicago, IL 60601.

WHEREAS, the State of Illinois, acting through its Department of Central Management Services, as landlord, has previously entered into that certain Commercial Lease of Illinois State Property with ASSIGNOR, as tenant, dated November 11, 1983, and thereafter amended and supplemented, concerning space in the building at 100 West Randolph Street, Chicago, Illinois. (Such lease and all amendments and supplements thereto are more particularly described on Exhibit A attached hereto, and such building is located on the real estate which is legally described on Exhibit B attached hereto. Such lease, as amended and supplemented by the amendments and supplements described on Exhibit A, is herein called the "Master Lease").

AND WHEREAS, ASSIGNEE is the sole beneficiary of the Trust and desires for ASSIGNOR to make this Instrument.

NOW THEREFORE, pursuant to the terms of the Trust Agreement and the power and authority granted to and vested in ASSIGNOR by the terms of the Trust Agreement, and pursuant to the written direction of ASSIGNEE given in accordance with the Trust Agreement, ASSIGNOR hereby ASSIGNS, GRANTS AND CONVEYS to ASSIGNEE all of the following (collectively, the "<u>Property</u>"):

(1) All of the rights, title and interests of Assignor, as tenant under the Master Lease, in, to, under or in connection with the Master Lease, including, but not limited to, all rights, title and interests of ASSIGNOR, as tenant under the Master Lease, in, to, under or in connection with the Retail Space, the Common Areas and Facilities and the Retail Improvements (as such terms are defined in the Master Lease), or in connection with the shopping center located within the Retail Space and the Common Areas and Facilities known as the Atrium Mall

BOX 333-CTI

Shopping Center (the "Shopping Center"); and

- (2) All of the rights, title and interests of ASSIGNOR, as tenant under the Master Lease, in, to, under or in connection with all leases, subleases, licenses, contracts, agreements and other documents to which ASSIGNOR is a party, in connection with the owning, holding, leasing, subleasing, operation, management, repair, maintenance or otherwise dealing with the Master Lease, the Retail Space, the Retail Improvements, the Common Areas and Facilities or the Shopping Center; and
- (3) All of the rights, title and interests of ASSIGNOR in, to, under or in connection with the Retail Improvements.

TO HAVI. AND TO HOLD to ASSIGNEE and its successors and assigns forever.

THIS ASSIGNMENT AND CONVEYANCE: (1) Is subject to the terms of the Master Lease and to all liens, encumbrances and other matters of record affecting the Property, if any, and (2) shall be binding on and inure to the benefit of ASSIGNOR and ASSIGNEE and their respective successors and assigns forever.

ASSIGNOR warrants that the person(s) executing this Instrument on behalf of ASSIGNOR has/have full power and authority to do so.

IN WITNESS WHEREOF, ASSIGNOR has duly executed this Instrument as of the date first written above.

AMERICAN NATIONAL BANK
AND TRUST COMPANY OF CHICAGO,
as successor Trustee to First Bank National Association
not personally, but as Trustee under

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such in see. It is expressly understood and agreed that all the warranties, indemnities, representations, coverar is undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity of Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at an time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, or enext, undertaking or agreement of the Trustee in this instrument.

			rirst Bank N rustee under		sociation,	representation, c	be asserted or enforceable against the Trustee on account of any warrant energy undertaking or agreement of the Trustee in this instrument.
-			July 1, 1983		n as Trust l		40 111
Ву:	10 p	MA	11/Wy	à	Attes	st: Hu	red Wenfeld
	Name:	MARK	ĎeGR <i>#</i> ZIA	•		Name:	
	Title:	TRUST	OFFICER			Title:	ASSISTANT VICE PRES! UFILE
				* Fromnt 1	* *	isions (of Paragraph Section 4.
STATE	E OF ILI	LINOIS)	Real Es	tate Trans	sfer Tax	Act.
COUN	TY OF	COOK) SS.)		Date	OO Bu	yer, Seller or Representative
	I, the u	ndersigne	d, a Notary	Public in a	and for said	d County	and State aforesaid, do hereby
certify	that N	MARK DE	GRAZIA	DAVID'S, RO	SENFELD	as	
of AM	ERICAN TRU	NATIO	NAL BANK CER	AND TR Assistant vic	UST COME PRESIDENT	IPANY (OF CHICAGO, and

of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, personally known
to me to be the same person(s) whose name(s) is/are subscribed to the foregoing Instrument as such
and, respectively, appeared
before me this day in person and acknowledged that she/he/they signed, sealed and delivered the said
Instrument as her/his/their free and voluntary act(s), and as the free and voluntary act of American
National Bank and Trust Company of Chicago, for the uses and purposes therein set forth.
Given under my hand and notarial seal this day of JAN 2 0 2000 1999.
Thurst Iffwell Witheren
Notary Public
Commission Expires: 1 W 24, 2007 "OFFICIAL SEAL"
Charles Edward Massey Notary Public, State of Illinois
My Commission Equires Nov. 24, 2002
The state of the s
Ox
Coop
4
Prepared By and Mail Recorded Instrument To: Sally A. Jackle PO Box 70 Vail, CO 81657 Tel: 970-476-1300
Sally A. Jackle
PO Box 70
Vail, CO 81657
Tel: 970-476-1300
TSOM

EXHIBIT A

- 1. Commercial Lease of Illinois State Property, dated November 11, 1983
- 2. Memorandum of Lease, dated March 28, 1984 and recorded with the Cook County Recorder of Deeds April 9, 1984 as Document No. 27037576
- 3. First Amendment to Commercial Lease of Illinois State Property, dated April 30, 1984
- 4. Second Amendment to Commercial Lease of Illinois State Property, dated September 10, 1984
- 5. Third Amendment to Commercial Lease of Illinois State Property, dated April 4, 1985
- 6. Letters and Letter Agreements Concerning Master Lease November 1983 through May 1986
 - A. Opinion Letter of Counsel for Department of Central Management Services, dated November 23, 1983
 - B. Letter Agreement dated November 11, 1983 (concerning City of Chicago Permits)
 - C. Letter of Understanding cated November 22 and 29, 1983 (concerning Affirmative Action Goals)
 - D. Letter Agreement dated March 27. 1984 (concerning Extension of Mortgage Contingency Period)
 - E. Letter Agreement dated June 22, 1984 (concerning City of Chicago Permits)
 - F. Letters dated August 16, 1984 and September 12, 1984 (concerning Representatives of Parties to Master Lease)
 - G. Letter Agreement dated May 29, 1986 (conceroing Hallmark Rent Subsidy)
- 7. Letter Agreement dated June 5, 1987 (concerning changes in rent, cleaning services, hot and chilled water costs, engineering services, operation and maintenance of water feature and other matters)
- 8. A. Insurance Trustee Letter Agreement dated February 1, 1988 from Boulevard Bank N.A. to Chicago Title and Trust Company
 - B. Letter Agreement dated August 21, 1988 from Boulevard Bank N.A. to Dept. of Central Management Services concerning certain operating engineer services
 - C. Letter Agreement dated January 29, 1988 to Dept. of Central Management Services concerning certain cleaning services
- 9. Fourth Amendment to Commercial Lease of Illinois State Property dated November 15, 1989
- 10. Fifth Amendment to Commercial Lease of Illinois State Property dated October 1, 1990
- 11. Letter Agreement dated June 8, 1992 regarding Representatives of the parties under Section 35.2 of the Master Lease

- 12. Sixth Amendment to Commercial Lease of Illinois State Property dated February 15, 1991
- 13. Letter dated October 21, 1993 regarding change from The Palmer Group Ltd to TPG Realty Services and new addresses for Charles W. Palmer and Raymond P. Felson
- 14. Seventh Amendment to Commercial Lease of Illinois State Property dated May 31, 1995
- 15. First Amendment to Exhibit 2 Cleaning Services Agreement dated August 15, 1995
- 16. Letter Agreement dated November 28, 1995 confirming names and addresses of the persons who are Nes on Or Cook County Clerk's Office representatives of the parties under Section 35.2 of the Master Lease

EXHIBIT B

LEGAL DESCRIPTION

PARCEL 1:

BLOCK 34 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE WEST 3 FEET THEREOF, TAKEN FOR WIDENING NORTH LA SALLE STREET), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE VACATED WEST 13 FEET OF CLARK STREET LYING EAST OF AND ADJOINING BLOCK 34 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. -004 CO(

PERMANENT INDEX NUMBERS:

17-09-434-020-8001, 17-09-434-020-8003, 17-09-434-020-8006, 17-09-434-020-8012, 17-09-434-020-8013, 17-09-434-020-8023, 17-09-434-020-8027, 17-09-434-020-8033, 17-09-434-020-8034, 17-09-434-020-8038, 17-09-434-020-8041, 17-09-434-020-8044, 17-09-434-020-8049, 17-09-434-020-8052, 17-09-434-020-8053, 17-09-434-020-8056, 17-09-434-020-8058, 17-09-434-020-8059, 17-09-434-020-8060, 17-09-434-020-8061, 17-09-434-020-8062, 17-09-434-020-5062, 17-09-434-020-8064, 17-09-434-020-8065, 17-09-434-020-8066, 17-09-434-020-8067, 17-09-434-020-8068, 17-09-434-020-8039, 17-09-434-020-8070, 17-09-434-020-8071, 17-09-434-020-8072, 17-09-434-020-8073, 17-09-434-020-8074, 17-09-434-020-8075, 17-09-434-020-8076, 17-09-434-020-8077, 17-09-434-020-8078, 17-09-434-020-8079, 17-09-434-020-8080, 17-09-434-020-8081, 17-02-434-020-8082, 17-09-434-020-8083, 17-09-434-020-8084, 17-09-434-020-8085, 17-09-434-021-0000, 17-09-434-022-0000, 17-09-474-0.23-0000

COMMONLY KNOWN AS 100 W. RANDOLPH, CHICAGO, IL 60601

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 Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation 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.

laws of the State of Illinois.
Dated January Lo, 19 Jose Signature: Signature: Grantor or Agent
Subscribed and sworn to before me
this 2011 day pf Johnson, 2000 OFFICIAL SEAL
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deel or Assignment of Beneficial Minterest of a land trust is either a natural person, an Illinois corporation of
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 rerson and authorized to do business
or acquire and hold title to real estate under the laws of the
State of Illinois.

Dated Juneary to, 19 Joon Signature: Signature: Signature or Agent

Subscribed and sworn to before me

this 2000 day of Condow, p2000
Notary Public Manual Place

OFFICIAL SEAL CHRISTINE M ROSS

NOTE: Any person who knowingly submit Sympassifiation is the benefit concerning the identity of a Granteenshall benefit when a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

00052407



JESSE WHITE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES COOK COUNTY, ILLINOIS