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2001-01-12 14:37:05

Cook County Recorder 27.50

00-178AH

WARRANTY DEED



0010034075

THIS AGREEMENT, made as of the 30 day of November, 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 Griffin 1500 Dundee, LLC, Grantee, whose mailing address is 2440 Broadway, #1, New York, NY, 10024. 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 .57% 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 November 30, 2000 and enumerated on Exhibit B 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: Manager Dundee 53, Inc., an Illinois Corporation, its Manager

By: _____
John D. Terzakis, Its President

By: _____
John D. Terzakis, Its President

03-06-302-013-0000

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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

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	0004250
FP326670	# 00000000
7255700000	

COOK COUNTY REVENUE STAMP
REAL ESTATE TRANSFER TAX
JAN. 12.01

STATE OF ILLINOIS
JAN. 12.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	0008500
FP326660	# 000022906

POSTAGE METER SYSTEMS

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Properly 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 88J20560, in Cook County, Illinois. More particularly described as follows:

Beginning at the Northwest corner of said Lot 1; thence North 89°50'39" East along the North line of said Lot 1, a distance of 1898.77 feet to a point; thence South 00°03'06" West a distance of 454.46 feet to a point; thence South 89°46'00" East a distance of 595.87 feet to a point on the Easterly line of said Lot 1; thence South 00°14'00" 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, being the arc of a circle convex Southeasterly, having a radius of 310.00 feet, a chord bearing of South 02°13'52" West, a chord length of 21.61 feet, a distance of 21.67 feet to a point; thence North 39°03'35" East a distance of 36.77 feet to a point; thence North 89°46'00" West a distance of 518.35 feet to a point; thence South 44°12'25" West a distance of 41.47 feet to a point; thence South 00°00'00" East a distance of 659.93 feet to a point; thence North 90°00'00" West a distance of 80.00 feet to a point; thence South 00°00'11" East a distance of 60.00 feet to a point in the South line of said Lot 1; thence North 90°00'00" 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°05'30" East a distance of 40.00 feet to a point; thence North 90°00'00" 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°00'20" 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°36'41" West, a radius of 165.50 feet, an arc distance of 254.24 feet to a point in a straight line, South 71°50'41" 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°51'43" West, a radius of 135.00 feet, an arc distance of 200.28 feet to a point in a straight line, North 18°26'06" 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°43'51" West, a radius of 566.00 feet, an arc distance of 512.88 feet to a point of tangency, North 66°41'24" 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°11'39" West, a radius of 260.00 feet, an arc distance of 96.21 feet to a point in a straight line, North 12°02'22" West 53.30 feet and North 00°04'10" West 465.50 feet to the point of beginning.

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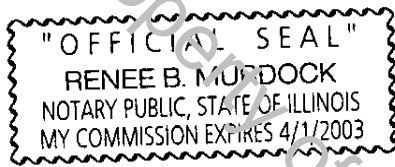
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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, Renee B. Murdock, a Notary Public in and for the State and County aforesaid, DO HEREBY CERTIFY that John D. Terzakis, President of Urban Investment Trust Incorporated, personally appeared before me and acknowledged that he, being authorized to do so, executed the foregoing instrument as his own free and voluntary act on behalf of Manager Dundee 53, Inc, the manager of Dundee 53, L.L.C.

GIVEN under my hand and Notarial Seal, this 30th day of November, 2000.



Renee Murdock
 Notary Public

My Commission Expires:

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