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2554/0012 03 001 Page 1 of 15

2001-06-01 08:42:16

Cook County Recorder 49.50

TRUSTEE'S DEED

THIS INDENTURE, dated MAY 1, 2001 between LASALLE BANK NATIONAL ASSOCIATION, a National Banking Association, successor trustee to American National Bank and Trust Company of Chicago duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a certain Trust Agreement dated DECEMBER 14, 1989 and known as Trust Number 4612-HP party of the first part, and ---



(Reserved for Recorders Use Only)

KLAIRMONT FAMILY ASSOCIATES, L.P., AN ILLINOIS LIMITED PARTNERSHIP / WHOSE ADDRESS IS C/O IMPERIAL REALTY COMPANY, 4747 WEST PETERSON AVENUE, SUITE 200, CHICAGO, ILLINOIS 60646

party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party/parties of the second part, the following described real estate, situated in COOK county, Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION AND SUBJECT TO PROVISIONS

Commonly Known As 3001 NORTH KNOX, CHICAGO, ILLINOIS 60641

Property Index Numbers 13-27-103-003 AND 13-27-103-004

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as afore said, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its officers, the day and year first above written

LASALLE BANK NATIONAL ASSOCIATION, as trustee and not personally,

By: [Signature] JOSEPH F. SOCHACKI, ASSISTANT VICE PRESIDENT

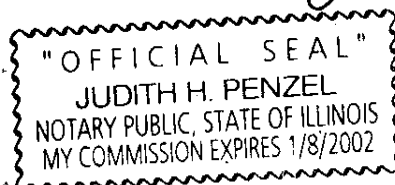
Prepared By: LASALLE BANK NATIONAL ASSOCIATION, 135 S. LASALLE ST, SUITE 2500, CHICAGO IL 60603

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
COUNTY OF COOK JOSEPH F. SOCHACKI, an officer of LaSalle Bank National Association 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 said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.
GIVEN under my hand and seal this 25th day of MAY, 2001

[Signature] NOTARY PUBLIC

MAIL TO:

SEND FUTURE TAX BILLS TO:



1ST AMERICAN TITLE Order # 01200819/0430412

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Exhibit A LEGAL DESCRIPTION

THAT PART OF THE EAST 313.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND SOUTH OF THE CENTERLINE OF WEST WELLINGTON AND ITS EASTERLY EXTENSION, BEING ALSO THE QUARTER, QUARTER SECTION LINE OF SAID NORTHWEST 1/4 AFORESAID, MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT THE INTERSECTION OF SAID QUARTER, QUARTER SECTION LINE WITH THE WEST LINE OF THE EAST 313 FEET OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, BEING ALSO THE EAST LINE OF NORTH KNOX AVENUE; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREE, 01 MINUTE, 11 SECONDS EAST ON SAID EAST LINE OF SAID NORTH KNOX AVENUE, A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF LOT 'D' IN KOESTER AND ZANDER'S SECTION LINE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 27 AFORESAID; THENCE SOUTH 89 DEGREES, 23 MINUTES, 29 SECONDS EAST ON THE SOUTH LINE OF SAID LOT 'D', BEING ALSO THE NORTH LINE OF THE SOUTH 60 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27 AFORESAID, A DISTANCE OF 213.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 'D'; THENCE SOUTH 00 DEGREE, 01 MINUTE, 11 SECONDS WEST ON A LINE PARALLEL WITH AND 100.00 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27 AFOREMENTIONED, A DISTANCE OF 60.12 FEET TO THE NORTH LINE OF THE SOUTH 1316.84 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 27 LYING NORTH OF THE NORTH LINE OF DIVERSEY AVENUE; THENCE SOUTH 89 DEGREES, 22 MINUTES, 01 SECOND EAST ON SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO THE EAST LINE OF THE WEST 100 FEET OF THE EAST 100 FEET OF SAID NORTHWEST 1/4; THENCE SOUTH 00 DEGREE, 01 MINUTE, 11 SECONDS WEST ON SAID EAST LINE, A DISTANCE OF 27.89 FEET TO THE NORTH FACE OF AN EXISTING 2 STORY BRICK BUILDING AND ITS EASTERLY AND WESTERLY EXTENSION, THENCE NORTH 89 DEGREES 55 MINUTES 57 SECONDS WEST ON SAID NORTH FACE OF AN EXISTING BUILDING AND ITS EASTERLY AND WESTERLY EXTENSION, A DISTANCE OF 218.00 FEET TO THE EAST LINE OF SAID NORTH KNOX AVENUE; THENCE NORTH 00 DEGREES, 01 MINUTE, 11 SECONDS EAST ON SAID EAST LINE, A DISTANCE OF 10.05 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBJECT TO that certain Easement Agreement attached hereto as Exhibit B, which is incorporated by this reference herein and made part hereof.

Commonly known as 3001 North Knox, Chicago, Illinois
Perm. Real Estate Index Nos. 13-27-103-003, 13-27-103-004

Exempt under the provisions of Paragraph (e), 35 ILCS 200/31-45, the Real Estate Transfer Law.

Dated: May 1, 2001


Agent or Grantee

Return this document upon recording to Louis Pretekin of Imperial Realty Company, 4747 West Peterson Avenue, Chicago, Illinois 60646



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Exhibit B

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EASEMENT AGREEMENT

This easement agreement ("Agreement") made as of May 1, 2001, between Klairmont Family Associates, L.P., an Illinois limited partnership ("Grantor"), and LaSalle Bank National Association, a national banking association, not individually but as Trustee under Trust No. 4612 ("Grantee").

Recitals

A. Grantor and Grantee contemplate that the Servient Tenement (hereinafter defined) and other property will be conveyed by Grantee to Grantor.

B. Grantee is the owner of certain real property commonly known as the Hall Plaza Shopping Center, Chicago, Illinois and more fully described on Exhibit A, attached hereto and incorporated by this reference herein (the "Dominant Tenement") and is "party of the first part" under that certain Trustee's Deed, of which this Agreement is part.

C. The Grantor is the owner of certain real property commonly known as Hall Industrial Center and more fully described on Exhibit B, attached hereto and incorporated by this reference herein (the "Servient Tenement") and is "party of the second part" under that certain Trustee's Deed, of which this Agreement is part.

D. Grantor intends to obtain financing from Security Life of Denver Insurance Company ("Lender") and to mortgage its interest in the Servient Tenement in favor of Lender by executing and delivering a Mortgage, Security Agreement, Financing Statement and Fixture Filing dated May __, 2001 ("Grantor's Mortgage").

E. Grantee intends to obtain financing from Lender and to mortgage its interest in the Dominant Tenement in favor of Lender by executing and delivering a Mortgage, Security Agreement, Financing Statement and Fixture Filing dated May __, 2001 ("Grantee's Mortgage").

F. The Grantor and Grantee desire to grant Grantee an easement in and to that certain real property described on Exhibit C, attached hereto and incorporated by this reference herein (the "Easement Parcel").

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) cash in hand paid, the above and foregoing Recitals and other good and valuable consideration, the receipt and

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sufficiency of which is hereby acknowledged, Grantor and Grantee enter into this Easement Agreement, the terms and conditions of which follow:

1. Grant of Easement. In consideration of the above recitals, which are hereby incorporated herein, Grantor hereby grants to Grantee, an easement as hereinafter described (the "Easement").

2. Duration of Easement. The Easement will be in effect beginning from the date of execution hereof by both parties and ending on the later of the date of satisfaction of the obligations secured by Grantor's Mortgage or the date of satisfaction of the obligations secured by Grantee's Mortgage, at which time the Easement will terminate without further action of the parties hereto.

3. Character of Easement. The easement granted herein is appurtenant to and for the benefit of, the Dominant Tenement. The grant of easement is to the Grantee and to the owners and tenants, from time to time hereafter of the Dominant Tenement and their customers, employees, agents invitees, licensees and guests having business in the Dominant Tenement for pedestrian access and ingress and egress and access and ingress and egress of vehicles not to exceed fifteen feet (15') in height (measured from the bottoms of their tires) across the Easement Parcel on the Servient Tenement.

4. Location. The easement is located on the Easement Parcel, which is described on Exhibit C and is shown pictorially on the plat of easement (the "Plat of Easement") attached hereto as Exhibit D and specifically made a part hereof. The Plat of Easement shall supersede any differences between the above description and the Plat of Easement.

5. Height Limitation. The parties hereto acknowledge that a portion of the Easement Parcel is covered by a roof which is approximately fifteen feet (15') above the surface of the Easement Parcel. The parties hereto intend that the easement granted herein shall be limited in height to fourteen feet (14'), a height deemed sufficient to accommodate any and all trucks currently operating on Chicago city streets.

6. Non-Exclusive Easement. The easement, rights and privileges granted in this Agreement are non-exclusive and the Grantor reserves and retains the right to use the Easement Area for ingress and egress purposes to the extent it does not materially exclude or prevent Grantee's intended use thereof. Grantor also retains and reserves, shall continue and enjoy the use of the use of the surface of the Easement Area for any and all purposes which do not interfere with or prevent Grantee's use of the Easement Area, including, without limitation, the non-exclusive right to use the surface of the Easement Area for itself, its successors in title, tenants, customers, employees, invitees and agents use thereof for access purposes within and from the Servient Tenement to North Knox Avenue to the extend said uses do not materially impair or prevent Grantee's use thereof as granted

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herein. Grantor shall, at its expense, maintain a smooth, level surface, free from obstruction, over the Easement Area to its opening at North Knox Avenue.

7. Temporary Relocation. If the Grantor, or its successor in title, in the development, maintenance or repair of the Easement Area of the Servient Tenement requires that the Easement Area be temporarily relocated, it may do so upon thirty (30) days prior written notice given by Grantor to the Grantee. "Temporarily" shall mean such reasonable time as Grantor reasonably required for said construction, repair and/or replacement, Grantor using due diligence, but shall not exceed a period of sixty (60) days. This provision permitting Temporary Relocation of use of the Easement Area shall not be construed as waiving any other rights granted herein.

8. General Provisions.

(a) Covenants Run with the Land. The easements, rights, privileges, covenants, conditions and restrictions contained herein shall be deemed to be covenants running with the land. If either the Dominant Tenement or Servient Tenement is hereinafter divided into two (2) or more parcels, all of the owners of said parcels and the Dominant Tenement and Servient Tenement shall be entitled to the benefits of the easements, rights and privileges granted hereunder and all of said owners and all of said parcels shall be obligated to perform and burdened by the easements, rights and privileges imposed hereunder. The easements, covenants, rights, privileges, benefits and obligations created hereby shall inure to the benefit of and be binding upon the parties hereto, their successors and assigns.

(b) Injunctive Relief. In the event of any violation or threatened violation by any party hereto, any owner, lessee, tenant or licensee from time to time of any portion of the Servient Tenement of any of the terms, covenants and conditions herein contained, in addition to the other remedies herein provided, any or all of the owners of the property included within the Servient Tenement, shall have the right to enjoin such violation or threatened violation in a court of competent jurisdiction. The court costs and the reasonable fees of the attorneys for the prevailing party in any legal proceedings seeking relief shall be paid by the party against whom judgment is entered in said legal proceedings.

(c) Modification and Termination Provisions. This Agreement may not be terminated or modified in any respect whatsoever, or rescinded in whole or in part, except with the consent of all of the owners of the real property comprising the Dominant Tenement and Servient Tenement, or their successors or assigns, and then only by written instrument duly executed and acknowledged by all of said owners and duly recorded in the office of the Recorder of Deeds of Cook County, Illinois.

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(d) Breach Shall Not Permit Termination. It is expressly agreed that no breach of this Agreement shall entitle any owner to cancel, rescind or otherwise to terminate this Agreement, but such limitation shall not affect in any manner, any other rights or remedies which such owner may have hereunder by reason of any breach of this Agreement. Any breach of any of said covenants or restrictions, however, shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value but such covenants or restrictions shall be binding upon and effective against such owner of any of said property or any portion thereof whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

(e) Conveyance of Servient Tenement to Grantor. This Easement Agreement is contingent upon the conveyance of the Servient Tenement from Grantee to Grantor and execution and recording of the Grantor's Mortgage and the Grantee's Mortgage.

(f) Validity and Severance. If any clause, sentence or other portion of this Agreement shall become illegal, null or void for any reason, or shall be held by any court of competent jurisdiction to be so, the remaining portion thereof shall remain in full force and effect.

(g) Notices. Notices and demands required or permitted to be given hereunder shall be given by personal delivery or by registered or certified mail and shall be addressed, if to the Grantor, c/o Imperial Realty Company, 4747 West Peterson Avenue, Suite 200, Chicago, Illinois 60646, and if to the Grantee, at c/o Imperial Realty Company, 4747 West Peterson Avenue, Suite 200, Chicago, Illinois 60646, or at such other address as the owner of either Dominant Tenement or Servient Tenement shall designate by written notice. Notices and demands shall be deemed to have been given when delivered or if mailed, then three (3) business days after the mailing postmark.

(h) Successors and Assigns. The rights and obligations granted and obtained hereunder shall be for the benefit of and binding upon the Grantor and Grantee and their respective successors and interests, from time to time hereafter.

(i) Exculpation. This Agreement is executed by LaSalle Bank National Association, not personally but solely as Trustee, as aforesaid. All the covenants and conditions to be performed hereunder by LaSalle Bank National Association, are undertaken by it solely as Trustee, as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against LaSalle Bank National Association by reason of any of the covenants, statements, representations or warranties contained in this Agreement.

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first written above.

GRANTOR:

Klairmont Family Associates, L.P.,
an Illinois limited partnership
By Imperial Realty Company and
Klairmont Brothers, Inc., Illinois
corporations

By: Alfred M. Klairmont, President

GRANTEE:

LaSalle Bank National Association,
not personally, but solely as Trustee
under Trust No. 4612

By:
Its:

This document was prepared by Louis Pretekin of Imperial Realty Company, 4747 West Peterson Avenue, Chicago, Illinois 60646. After recording, this document should be returned to Imperial Realty Company, 4747 West Peterson Avenue, Chicago, Illinois 60646.

Hall Easement Agreement Revd

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EXHIBIT A

Dominant Tenement

LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTH 80 FEET OF THE WEST 213 FEET OF THE EAST 313 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO,

THE NORTH 33 FEET OF THE WEST 213 FEET OF THE EAST 313 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO,

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 33 FEET THEREOF) AND EXCEPT THE WEST 169 FEET OF THE NORTH 1/2 THEREOF AND EXCEPT THE WEST 169 FEET OF THE NORTH 1/2 THEREOF AND EXCEPT THAT PART CONVEYED FOR RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD AND EXCEPT THE WEST 33 FEET AND (EXCEPT THE NORTH 33 FEET OF THE WEST 169 FEET OF THE SOUTH 1/2) (EXCEPT DIVERSEY AVENUE) IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 1316.84 FEET OF THE WEST 5 FEET OF THE EAST 100 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF DIVERSEY AVENUE AND LYING SOUTH OF THE SOUTH LINE OF BELMONT AVENUE, IN COOK COUNTY, ILLINOIS.

PARCELS 1 AND 2, TAKEN AS A TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST DIVERSEY AVENUE WITH THE EAST LINE OF THE WEST 5.00 FEET OF THE EAST 100 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27 AFORESAID: THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES, 22 MINUTES, 01 SECOND WEST ON SAID NORTH RIGHT-OF-WAY LINE OF WEST DIVERSEY AVENUE, A DISTANCE OF 538.23 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH KILPATRICK AVENUE, BEING ALSO THE EAST LINE OF THE WEST 33.00 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 IN SAID SECTION 27; THENCE NORTH 00 DEGREES, 07 MINUTES, 37 SECONDS WEST ON SAID EAST RIGHT-OF-WAY LINE OF NORTH KILPATRICK AVENUE, A DISTANCE OF 598.72 FEET TO THE SOUTH LINE OF WEST GEORGE STREET,

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BEING ALSO THE SOUTH LINE OF THE NORTH 33.00 FEET OF THE WEST 169.0 FEET OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27 AFORESAID; THENCE SOUTH 89 DEGREES 24 MINUTES, 22 SECONDS EAST ON SAID SOUTH LINE OF WEST GEORGE STREET, A DISTANCE OF 136.00 FEET TO THE EAST LINE OF THE WEST 169.00 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 00 DEGREES, 00 MINUTES, 12 SECONDS WEST ON SAID EAST LINE, A DISTANCE OF 664.87 FEET TO THE SOUTH LINE OF WEST WELLINGTON AVENUE, BEING ALSO THE SOUTH LINE OF THE NORTH 33.00 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AFORESAID; THENCE SOUTH 89 DEGREES 25 MINUTES, 27 SECONDS EAST ON SAID SOUTH LINE, A DISTANCE OF 186.02 FEET TO THE WEST LINE OF THE EAST 313 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27 AFORESAID, BEING ALSO THE EAST LINE OF NORTH KNOX AVENUE; THENCE NORTH 00 DEGREES, 01 MINUTES, 11 SECONDS EAST ON SAID EAST LINE OF NORTH KNOX AVENUE, A DISTANCE OF 113.02 FEET TO THE SOUTHWEST CORNER OF LOT 'D' IN KOESTER AND ZANDER'S SECTION LINE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 27 AFORESAID; THENCE SOUTH 89 DEGREES, 23 MINUTES, 29 SECONDS EAST ON THE SOUTH LINE OF SAID LOT 'D', BEING ALSO THE NORTH LINE OF THE SOUTH 80 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, AFORESAID, A DISTANCE OF 213.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 'D'; THENCE SOUTH 00 DEGREES, 01 MINUTE, 11 SECONDS WEST ON A LINE PARALLEL WITH AND 100.00 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27 AFOREMENTIONED, A DISTANCE OF 60.12 FEET TO THE NORTH LINE OF THE SOUTH 1316.84 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 27 LYING NORTH OF THE NORTH LINE OF DIVERSEY AVENUE; THENCE SOUTH 89 DEGREES, 22 MINUTES 01 SECOND EAST ON SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO THE EAST LINE OF THE WEST 5.00 FEET OF THE EAST 100 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27 AFORESAID; THENCE SOUTH 00 DEGREES, 01 MINUTES, 11 SECONDS WEST ON SAID EAST LINE, A DISTANCE OF 1316.84 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(EXCEPTING THEREFROM THAT PART OF THE EAST 313.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND SOUTH OF THE CENTERLINE OF WEST WELLINGTON AND ITS EASTERLY EXTENSION, BEING ALSO THE QUARTER, QUARTER SECTION LINE OF SAID NORTHWEST 1/4 AFORESAID, MORE PARTICULARLY DESCRIBED AS FOLLOWS):

BEGINNING AT THE INTERSECTION OF SAID QUARTER, QUARTER SECTION LINE WITH THE WEST LINE OF THE EAST 313.00 FEET OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, BEING ALSO THE EAST LINE OF NORTH KNOX AVENUE; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES, 01 MINUTES, 11 SECONDS EAST ON SAID EAST LINE OF SAID NORTH KNOX AVENUE, A DISTANCE OF 80.02 FEET TO THE SOUTHWEST CORNER OF LOT 'D' IN KOESTER AND ZANDER'S SECTION LINE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 27 AFORESAID; THENCE SOUTH 89 DEGREES 23 MINUTES, 29 SECONDS EAST ON THE SOUTH LINE OF SAID LOT 'D', BEING ALSO THE NORTH LINE OF THE SOUTH 80 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27 AFORESAID, A DISTANCE OF 213.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 'D'; THENCE SOUTH 00 DEGREES, 01 MINUTES, 11 SECONDS WEST ON A LINE PARALLEL WITH AND 100.00 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27 AFOREMENTIONED, A DISTANCE OF 60.12 FEET TO THE NORTH LINE OF THE SOUTH 1316.84 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 27, LYING NORTH OF THE NORTH LINE OF DIVERSEY AVENUE; THENCE SOUTH 89 DEGREES, 22 MINUTES, 01 SECONDS EAST ON SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO THE EAST LINE OF THE WEST 5.00 FEET OF

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THE EAST 100 FEET OF SAID NORTHWEST 1/4; THENCE SOUTH 90 DEGREES, 01 MINUTES, 11 SECONDS WEST ON SAID EAST LINE, A DISTANCE OF 27.89 FEET TO THE NORTH FACE OF AN EXISTING 2 STORY BRICK BUILDING AND ITS EASTERLY AND WESTERLY EXTENSION; THENCE NORTH 89 DEGREES, 55 MINUTES, 57 SECONDS WEST ON SAID NORTH FACE OF AN EXISTING BUILDING AND ITS EASTERLY AND WESTERLY EXTENSION, A DISTANCE OF 218.00 FEET TO THE EAST LINE OF SAID NORTH KNOX AVENUE; THENCE NORTH 00 DEGREES, 01 MINUTE, 11 SECONDS EAST ON SAID EAST LINE, A DISTANCE OF 10.05 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

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Servient Tenement

A TRACT OF LAND COMPRISING OF LOTS 'A', 'B', 'C' AND 'D' IN KOESTER AND ZANDER'S SECTION LINE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE WEST 5 FEET OF THE EAST 100 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE SOUTH 1316.84 FEET) OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF DIVERSEY AVENUE AND LYING SOUTH OF THE SOUTH LINE OF BELMONT AVENUE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 'A'; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES, 30 MINUTES, 48 SECONDS EAST ON THE NORTH LINE OF SAID LOT 'A' AND ITS EASTERLY EXTENSION THEREOF, BEING ALSO THE SOUTH LINE OF WEST BELMONT AVENUE, A DISTANCE OF 218.00 FEET TO THE EAST LINE OF THE WEST 5 FEET OF EAST 100 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 00 DEGREES, 01 MINUTE, 11 SECONDS ON SAID EAST LINE, A DISTANCE OF 1277.22 FEET TO THE NORTH LINE OF THE SOUTH 1316.84 FEET OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 27 LYING NORTH OF WEST DIVERSEY AVENUE; THENCE NORTH 89 DEGREES, 22 MINUTES, 01 SECOND WEST ON SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 00 DEGREE, 01 MINUTE, 11 SECONDS EAST, PARALLEL WITH SAID EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, AFORESAID, A DISTANCE OF 60.12 FEET TO THE SOUTHEAST CORNER OF LOT 'D' IN SAID KOESTER AND ZANDER'S SECTION LINE SUBDIVISION; THENCE NORTH 89 DEGREES, 23 MINUTES, 29 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 'D', BEING ALSO THE NORTH LINE OF THE SOUTH 80 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 213.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 'D'; THENCE NORTH 00 DEGREES, 01 MINUTE, 11 SECONDS EAST 1216.64 FEET ON THE WEST LINE OF SAID LOTS 'A', 'B', 'C' AND 'D', A DISTANCE OF 1216.64 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

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Exhibit C

LEGAL DESCRIPTION
Easement Parcel

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THAT PART OF THE EAST 313.00 FEET OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND SOUTH OF THE CENTERLINE OF WEST WELLINGTON AVENUE AND ITS EASTERLY EXTENSION; BEING ALSO THE QUARTER, QUARTER SECTION LINE OF SAID NORTHWEST ¼ AFORESAID, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SAID QUARTER, QUARTER SECTION LINE WITH THE WEST LINE OF THE EAST 313 FEET OF SAID WEST ½ OF THE NORTHWEST ¼ OF SECTION 27, BEING ALSO THE EAST LINE OF NORTH KNOX AVENUE; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES, 01 MINUTES, 11 SECONDS EAST ON SAID EAST LINE OF NORTH KNOX AVENUE, A DISTANCE OF 19.69 FEET TO A POINT IN THE SOUTH FACE OF AN EXISTING 2 STORY BRICK BUILDING AND ITS WESTERLY AND EASTERLY EXTENSION THEREOF; THENCE NORTH 89 DEGREES, 58 MINUTES, 18 SECONDS EAST ON SAID SOUTH FACE OF EXISTING BUILDING AND ITS WESTERLY AND EASTERLY EXTENSION, A DISTANCE OF 213.00 FEET TO A POINT IN A LINE PARALLEL WITH AND 100 FEET WEST OF THE EAST LINE OF THE WEST ½ OF SAID NORTHWEST ¼; THENCE SOUTH 00 DEGREES, 01 MINUTES, 11 SECONDS WEST ON SAID PARALLEL LINE, A DISTANCE OF 2.16 FEET TO THE NORTH LINE OF THE SOUTH 1,316.84 FEET OF SAID NORTHWEST ¼ OF SECTION 27 LYING NORTH OF THE NORTH LINE OF WEST DIVERSEY AVENUE; THENCE SOUTH 89 DEGREES, 22 MINUTES, 01 SECOND EAST ON SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO THE EAST LINE OF THE WEST 5.00 FEET OF THE EAST 100 FEET OF SAID NORTHWEST ¼; THENCE SOUTH 00 DEGREES, 01 MINUTES, 11 SECONDS WEST ON SAID EAST LINE, A DISTANCE OF 27.89 FEET TO THE NORTH FACE OF AN EXISTING 2 STORY BRICK BUILDING AND ITS EASTERLY AND WESTERLY EXTENSION; THENCE NORTH 89 DEGREES, 55 MINUTES, 57 SECONDS WEST ON SAID NORTH FACE OF AN EXISTING BUILDING AND ITS EASTERLY AND WESTERLY EXTENSION, A DISTANCE OF 218.00 FEET TO THE EAST LINE OF SAID NORTH KNOX AVENUE; THENCE 00 DEGREES, 01 MINUTES, 11 SECONDS EAST ON SAID EAST LINE, A DISTANCE OF 10.05 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as 3001 North Knox, Chicago, Illinois
Perm. Real Estate Index Nos. 13-27-103-003, 13-27-103-004

Exempt under the provisions of Paragraph (e), 35 ILCS 200/31-45, the Real Estate Transfer Law.

Dated: May 1, 2001

Agent or Grantee

Return this document upon recording to Louis Pretekin of Imperial Realty Company, 4747 West Peterson Avenue, Chicago, Illinois 60646

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01/27/2010

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EXHIBIT D

Plat of Easement

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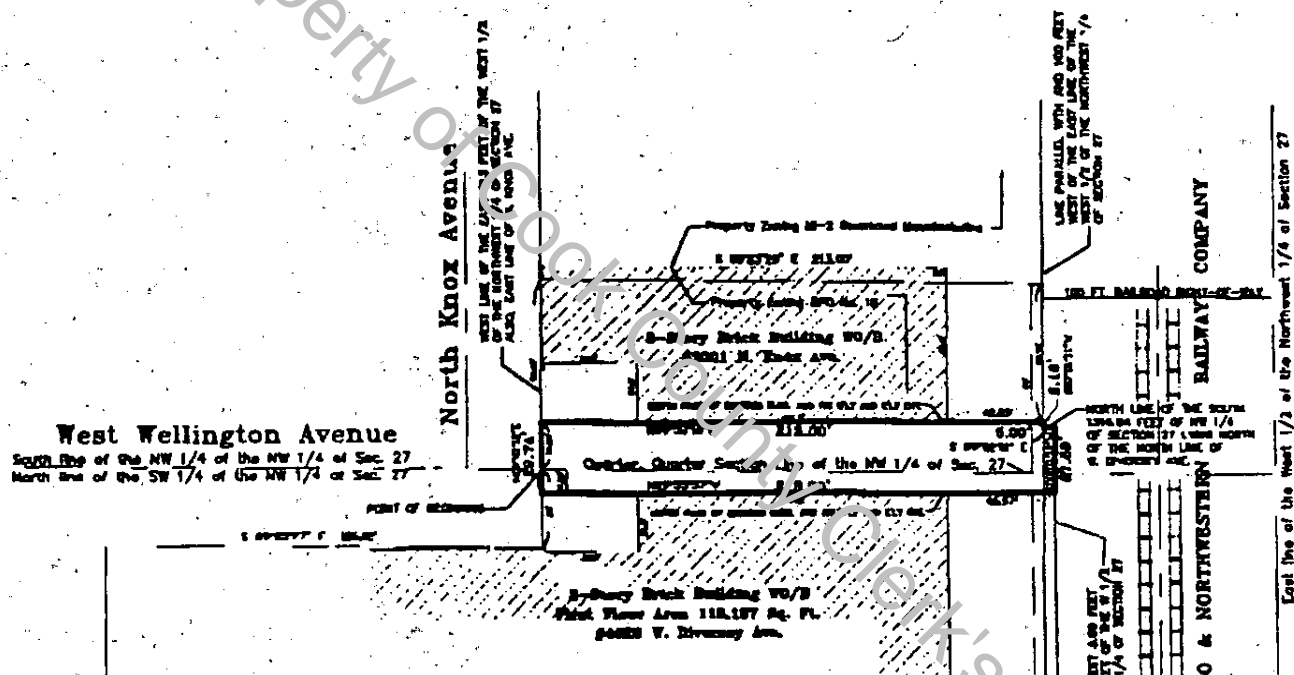
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THE PART OF THE EAST 100 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 37 N., RANGE 12 E., AS PART OF THE THIRD PRINCIPAL MERIDIAN LING NORTH AND SOUTH OF THE WEST LINE OF WEST WASHINGTON AVE. AND ITS WESTERLY EXTENSION, AND ALSO THE QUARTER, QUARTER SECTION LINE OF SAID NORTHWEST 1/4 AFORESAID, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SAID QUARTER, QUARTER SECTION LINE WITH THE WEST LINE OF THE EAST 313 FEET OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, BEING ALSO THE EAST LINE OF NORTH KNOX AVENUE; THENCE ON AN ASSURED BEARING OF NORTH 80 DEGREES, 01 MINUTES, 11 SECONDS EAST ON SAID EAST LINE OF NORTH KNOX AVENUE, A DISTANCE OF 19.68 FEET TO A POINT IN THE SOUTH FACE OF AN EXISTING 2 STORY BRICK BUILDING AND ITS WESTERLY AND EASTERLY EXTENSION THEREOF; THENCE NORTH 80 DEGREES, 58 MINUTES, 18 SECONDS EAST ON SAID SOUTH FACE OF EXISTING BUILDING AND ITS WESTERLY AND EASTERLY EXTENSION, A DISTANCE OF 213.00 FEET TO A POINT IN A LINE PARALLEL WITH AND 100 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4; THENCE SOUTH 80 DEGREES, 01 MINUTES, 11 SECONDS WEST ON SAID PARALLEL LINE, A DISTANCE OF 218 FEET TO THE NORTH LINE OF THE SOUTH 1316.84 FEET OF SAID NORTHWEST 1/4 OF SECTION 27 LYING NORTH OF THE NORTH LINE OF WEST DIVERSEY AVENUE; THENCE SOUTH 80 DEGREES, 22 MINUTES, 01 SECOND EAST ON SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO THE EAST LINE OF THE WEST 5.00 FEET OF THE EAST 100 FEET OF SAID WEST 1/2 OF THE NORTHWEST 1/4; THENCE SOUTH 00 DEGREES, 01 MINUTES, 11 SECONDS WEST ON SAID EAST LINE, A DISTANCE OF 27.80 FEET TO THE NORTH FACE OF AN EXISTING 2 STORY BRICK BUILDING AND ITS EASTERLY AND WESTERLY EXTENSION; THENCE NORTH 88 DEGREES, 55 MINUTES, 57 SECONDS WEST ON SAID NORTH FACE OF AN EXISTING BUILDING AND ITS EASTERLY AND WESTERLY EXTENSION, A DISTANCE OF 218.00 FEET TO THE EAST LINE OF SAID NORTH KNOX AVENUE; THENCE 90 DEGREES, 01 MINUTES, 11 SECONDS EAST ON SAID EAST LINE, A DISTANCE OF 19.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LAND AREA: 8,512 SQ. FT. OR 0.196 AC.



West Wellington Avenue
South line of the NW 1/4 of the NW 1/4 of Sec. 27
North line of the SW 1/4 of the NW 1/4 of Sec. 27

North Knox Avenue
West line of the East 100 feet of the West 1/2 of the Northwest 1/4 of Section 27
Also East line of 100 feet wide ave.

Line parallel with and 100 feet west of the East line of the West 1/2 of the Northwest 1/4 of Section 27

CHICAGO & NORTHWESTERN RAILWAY COMPANY

East line of the West 1/2 of the Northwest 1/4 of Section 27

The City of Chicago, Building Department
I, the undersigned, as Clerk Building Department, hereby certify that the above plat is a true and correct copy of the original record as filed in the office of the Clerk of the Board of Supervisors and that the same is a true and correct copy of the original record as filed in the office of the Clerk of the Board of Supervisors.
[Signature]
City Clerk, Building Department, Chicago, Illinois

The legal description used in this plat was prepared by the client and must be compared with that authority.
The building requirements under various codes in your state, county, city, village, or other taxing jurisdiction. The plat is valid only if it contains the original signatures and seal and of the surveyor. If you have any questions regarding surveys, please call 630-262-0000.

SHEET 1 OF 1	IMPERIAL REALTY COMPANY 4247 W. PETERSON AVE. CHICAGO, IL 60646	PLAT OF EASEMENT 4600 W. DIVERSEY AVE. CHICAGO, ILLINOIS	ZARKO SEKEREZ & ASSOCIATES, INC. ENGINEERS & SURVEYORS 111 W. WASHINGTON STREET FLOOR 608 CHICAGO, ILLINOIS	SEARCHED BY: [] INDEXED BY: [] SERIAL: [] DATE: []
				APPROVED BY: [] DATE: []

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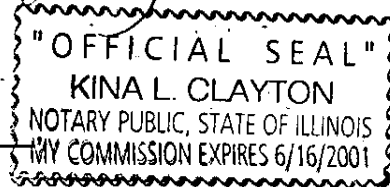
Property of Cook County Clerk's Office

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.

Dated 5/30/01, 192001 Signature [Signature]
Grantor or Agent

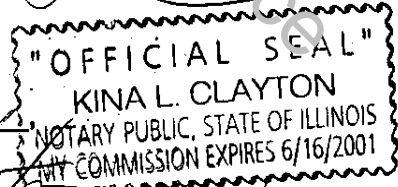
Subscribed and sworn to before me by the said _____ affiant
this 30th day of May
192001.
Notary Public [Signature]



The grantee or his agent affirms and verified 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 or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired and hold title real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 5/30, 192001 Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____ affiant
this 30th day of May
192001.
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of 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.)

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