

WARRANTY DEED

The Grantor, Chicago and Main L.L.C., an Illinois limited liability company, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, hereby CONVEYS and WARRANTS to the Grantee, Wayne Hummer Trust Company w/t/n LFT 1722 dated September 17, 2002, the real estate situated in Cook County, Illinois, legally described as follows:

(see attached)


This conveyance is subject to: (a) covenants, conditions, and restrictions of record; (b) public and utility easements and road and highways, if any; (c) special governmental taxes or assessments for improvements not yet completed; (d) unconfirmed governmental taxes or assessments; and (e) general taxes for the year 2001 and subsequent years.

Grantor also hereby grants to the Grantee(s), and its successors and assigns, as rights and easements appurtenant to the property described herein, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 515 Main Condominium and Provisions Relating to Commercial Property (the "Declaration of Condominium") and grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration of Condominium for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, restrictions, and reservations contained in the Declaration of Condominium the same as though the provisions of said declaration were recited and stipulated at length herein.

Dated: September 27, 2002

Legacy Development Group III L.L.C. as
Managing Member of Chicago and Main L.L.C.

By: 
William E. Warman, Manager



243176 DP

CHICAGO, IL 60602
2 NORTH LA SALLE STREET, SUITE 1920
STEWART TITLE OF ILLINOIS

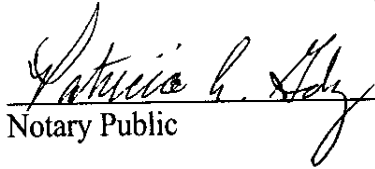
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STATE OF *ILLINOIS*)
)SS.
COUNTY OF *COOK*)

I, PATRICIA A. GOLZ a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William E. Warman, a manager of LEGACY DEVELOPMENT GROUP III L.L.C., an Illinois limited liability Company, which is the Managing Member of CHICAGO AND MAIN L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, on behalf of the limited liability company and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 27th day of September, 2002.


Notary Public



Prepared by:

Craig P. Colmar
Johnson & Colmar
300 South Wacker Drive, Suite 1000
Chicago, Illinois 60606

CITY OF EVANSTON 011973
Real Estate Transfer Tax
City Clerk's Office

PAID SEP 24 2002 AMOUNT \$ 3350.⁰⁰

Agent CMD

After recording return to:

Steven A. Grossman
318 West Adams, Suite 1000
Chicago, Illinois 60606



COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP. 27. 02

REVENUE STAMP

0000008296

REAL ESTATE
TRANSFER TAX

00335.00

FP 102810

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0021062882

LEGAL DESCRIPTION

EXHIBIT "A"

File No.: 243176

(Commercial Property B):

That property and space contained within and between that horizontal plane located 615.39 feet above mean sea level as determined by U.S. Coast and Geodetic survey and that certain other horizontal plane located 603.49 feet above mean sea level and which lies within the boundaries projected vertically of that part of Lots 1, 2 and 3, taken as a single tract in Block 2 in Gibbs, Ladd and George's Addition to Evanston, said addition being a subdivision of that part lying East of gravel road of the South 44 1/2 acres of a tract of land consisting of the South 1/2 of the Northwest Fractional 1/4 of Section 19 and the South 1/2 of the East 32 rods in width of the East 1/2 of the Northwest 1/4 of Section 19, Township 41 North, Range 14 East of the Third Principal Meridian, in Evanston, in Cook County, Illinois described as follows: commencing at the Southeast corner of said Lot 1, being also a point on the North line of Main Street; thence Westerly along the South line of said Lot 1, a distance of 28.07 feet to a point of beginning; thence Northerly along a line which makes an angle of 80 degrees, 57 minute 30 seconds to the right from the last described course extended, a distance of 0.28 feet to a point on the exterior face of a nine story brick building, commonly known as 515 Main Street in Evanston, thence continuing Northerly along the last described course extended, a distance of 56.90 feet; thence Westerly at right angles to the last described course, a distance of 0.35 feet to a point on the vertical line of intersection of two interior walls of said building; thence continuing Westerly along the last described course extended being along the face of said interior wall, distance of 16.25 feet to a corner of the wall; thence Northerly at right angles to the last described course, being along the face of an interior wall, a distance of 2.85 feet to a corner of the wall; thence Westerly at right angles to the last described course being along the face of said interior wall, a distance of 5.50 feet; thence Southerly at right angles to the last described course, a distance of 8.29 feet; thence Westerly at right angles to the last described course, a distance of 3.90 feet; thence Southerly at right angles to the last described course, a distance of 4.79 feet; thence Westerly at right angles to the last described course, a distance of 5.50 feet; thence Southerly at right angles to the last described course, a distance of 39.90 feet to a point on the exterior face of said building; thence continuing Southerly along the last described course extended, a distance of 0.23 feet to a point on the South line of aforesaid Lot 1; thence Easterly along a line which makes an angle of 80 degrees 57 minutes 30 seconds to the left from the last described course extended, being also the said South line of Lot 1, a distance of 43.35 feet to the point of beginning.

PINs: 11-19-220-007
11-19-220-008
11-19-220-009
11-19-220-010

c/k/a: 515 Main Street, Evanston, IL

