

THIS INSTRUMENT PREPARED BY:

THOMAS P. DUFFY
WILDMAN, HARROLD, ALLEN
& DIXON
225 WEST WACKER DRIVE
CHICAGO, ILLINOIS 60606



0021263041

AFTER RECORDING RETURN TO:

JOHN C. HUFF
MAYER, BROWN ROWE & MAW
190 SOUTH LA SALLE STREET
CHICAGO, ILLINOIS 60603

7A-02

8025098

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of November 8, 2002, from TDC LINCOLNWOOD, L.L.C., an Illinois limited liability company, having an address of 513 Central Avenue, Highland Park, Illinois 60035 ("Grantor"), to EVANSTON NORTHWESTERN HEALTHCARE CORPORATION, an Illinois not-for-profit corporation, having an address of 1301 Central Street, Evanston, Illinois 60201 ("Grantee"). WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular the improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively, the "Real Property").

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TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns, in Fee Simple forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that Grantor has not done or suffered to be done, anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations and other exceptions set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Title Exceptions").


BOX 333-CTI

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IN WITNESS WHEREOF, Grantor has caused its name to be duly signed to this Special Warranty Deed by Richard H. Tucker, the President of the sole Manager of Grantor, the day and year first above written.


TDC LINCOLNWOOD, L.L.C., an Illinois limited liability company

By: Tucker Development Corporation, its sole manager

By: 
Richard H. Tucker, President

Property of Cook County Clerk's Office

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000040632	REAL ESTATE TRANSFER TAX
	NOV. 13.02		0080000
			FP 102808

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000040757	REAL ESTATE TRANSFER TAX
	NOV. 13.02		0040000
			FP 102802

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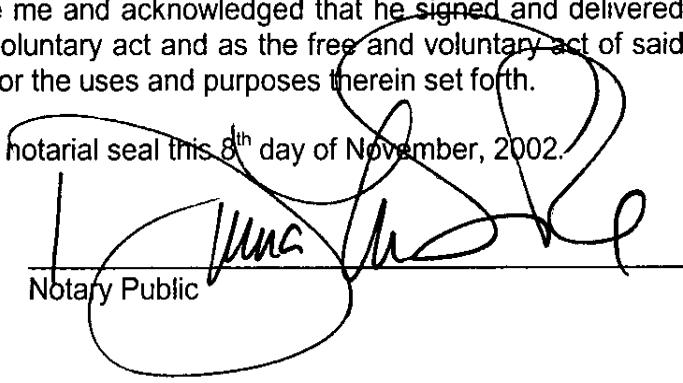
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STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the State aforesaid, do hereby certify that RICHARD H. TUCKER, personally known to me to be the same person whose name is subscribed to the foregoing instrument as the President of Tucker Development Corporation, an Illinois corporation, being the sole Manager of TDC LINCOLNWOOD, L.L.C., an Illinois limited liability company, appeared before me and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation and limited liability company, for the uses and purposes therein set forth.

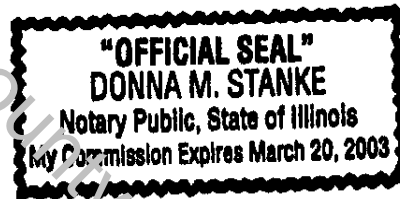
GIVEN under my hand and notarial seal this 8th day of November, 2002.



Notary Public

My Commission Expires:

Send Subsequent Tax Bills to:



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 2 IN THE BELL & HOWELL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED SEPTEMBER 26, 2001 AS DOCUMENT 0010897332 BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF LOT 2 CONVEYED TO THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES PURSUANT TO DEED RECORDED OCTOBER 4, 2002 AS DOCUMENT 0021092097.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS TO CONNECT TO THE WATER MAIN AND STORM SEWER IN FAVOR OF PARCEL 1 AS CREATED BY AMENDED AND RESTATED DECLARATION OF EASEMENTS AND COVENANTS DATED JUNE 28, 2000 AND RECORDED JULY 12, 2000 AS DOCUMENT 00517421 BY AND BETWEEN CENTERPOINT PROPERTIES TRUST AND CENTERPOINT REALTY SERVICES CORPORATION, OVER THE PROPERTY LISTED THEREIN IN EXHIBIT "C" AND SET FORTH IN THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 0010897332.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR PEDESTRIAN AND VEHICULAR USE AND THE RIGHT AND PRIVILEGE TO USE ALL OF THE COMMON AREAS OF LOT 1 IN THE BELL & HOWELL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED SEPTEMBER 26, 2001 AS DOCUMENT 0010897332 BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS, DELIVERIES, TRASH REMOVAL AND PROVIDING ACCESS TO AND FROM PUBLIC AND PRIVATE RIGHTS-OF-WAY AND FOR PUBLIC AND PRIVATE UTILITY SERVICES IN CONNECTION WITH THE USE OF PARCEL 1, AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED JUNE 28, 2000 AND RECORDED OCTOBER 12, 2001 AS DOCUMENT 0010949645.

PIN NO. 10-35-203-006-0000

*commonly known AS: McCormick and Pratt, Lincolnwood,
ILLINOIS*

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EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2002 AND SUBSEQUENT YEARS.
2. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
3. TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF EASEMENTS AND COVENANTS DATED DECEMBER 29, 1999 AND RECORDED JANUARY 12, 2000 AS DOCUMENT 00029106 BY AND BETWEEN CENTERPOINT PROPERTIES TRUST AND CENTERPOINT REALTY SERVICES CORPORATION.

AMENDED AND RESTATED DECLARATION OF EASEMENTS AND COVENANTS RECORDED JULY 12, 2000 AS DOCUMENT 00517421.
4. THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT(S) FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A PART THEREOF:

DOCUMENT NUMBER: 94406263 DATE OF RECORDING: MAY 5, 1994
5. PLAT OF SUBDIVISION FOR THE BELL & HOWELL SUBDIVISION RECORDED WITH THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS ON SEPTEMBER 26, 2001, AS DOCUMENT NUMBER 0010897332.
6. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY (AMERITECH), AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 0010897332.
7. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER

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WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 0010897332.

8. EASEMENT IN FAVOR OF THE VILLAGE OF LINCOLNWOOD FOR THE PURPOSE OF INGRESS AND EGRESS AS SET FORTH ON THE PLAT OF SUBDIVISION RECORDED/FILED SEPTEMBER 26, 2001 AS DOCUMENT NO. 0010897332, SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT RECORDED CONCURRENTLY THEREWITH, AND THE CONDITIONS, LIMITATIONS, TERMS AND PROVISIONS CONTAINED ON SAID PLAT.
9. GENERAL NOTES AS CONTAINED ON THE PLAT OF SUBDIVISION RECORDED SEPTEMBER 26, 2001 AS DOCUMENT 0010897332:
 - A. THE BEARINGS SHOWN ON THIS PLAT ARE NOT RELATED TO ANY SYSTEM BUT INDICATE PLAT ANGULAR RELATIONSHIPS.
 - B. ALL IRON PIPES SET ARE 3/4" DIAMETER BY 24" LONG.
 - C. DIRECT ACCESS TO AND FROM LOT 1 TO LOT 3 SHALL BE PROHIBITED.
 - D. REFERENCE SHOULD BE MADE TO THE DEVELOPMENT AGREEMENT THAT HAS BEEN RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAT FOR TERMS, COVENANTS AND CONDITIONS OF VILLAGE ROADWAY EASEMENT, EAST-WEST ROADWAY DEDICATION, POSSIBLE READJUSTMENT TO LEGAL DESCRIPTION OF DEDICATION PARCEL, VILLAGE SIGN EASEMENT, VILLAGE STORMWATER MANAGEMENT EASEMENT, AND VILLAGE ACCESS TO AND USE OF STORMWATER DRAINAGE EASEMENT.
 - E. REFERENCE SHOULD BE MADE TO A SEPARATELY RECORDED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR PROVISIONS ESTABLISHING TERMS OF THE CROSS EASEMENTS FOR INGRESS AND EGRESS, UTILITIES, ETC. BETWEEN LOT 1 AND LOT 2.
 - F. OVERHEAD UTILITY LINES MAY BE CONSTRUCTED IN THE 10 FOOT WIDE VILLAGE ROADWAY EASEMENT AND UTILITY EASEMENT IDENTIFIED ON THIS PLAT, NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THE EASEMENT GRANTING LANGUAGE SET FORTH ON THIS PLAT, TO THE EXTENT SET FORTH IN THE DEVELOPMENT AGREEMENT.
10. EASEMENT FOR PUBLIC UTILITIES, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND

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AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN AND DEPICTED ON THE PLAT RECORDED/FILED AS DOCUMENT NO. 0010897332, AFFECTING THE SOUTH 10 FEET, THE EASTERLY PART, AND THE NORTHWESTERLY PART OF THE LAND. (SEE PLAT FOR EXACT LOCATION)

11. BUILDING AND/OR PARKING SETBACK LINE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 0010897332, AFFECTING THE SOUTH 40 FEET OF THE LAND.
12. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DECLARATION RECORDED OCTOBER 12, 2001 AS DOCUMENT NO. 0010949645 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE (THE "SAFEWAY DECLARATION").
13. ACTS DONE OR SUFFERED BY THE PURCHASER.
14. DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF LINCOLNWOOD, DOMINICK'S FINER FOODS, INC. AND TDC LINCOLNWOOD, L.L.C. RECORDED WITH THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS ON SEPTEMBER 26, 2001 AS DOCUMENT NO. 0010897332
15. NO FURTHER REMEDIATION LETTER RECORDED JANUARY 9, 2002 AS DOCUMENT 0020035486 AND RE-RECORDED FEBRUARY 1, 2002 AS DOCUMENT 0020138325.

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