This Document Prepared By: Richard L. Williams, Esq. Rooks, Pitts and Poust 4200 Commerce Court Suite 300 Lisle, IL 60532

After Recording Return To: Peter N. Weil 175 Olde Half Day Road Suite 105 Lincolnshire, IL 60069 2000-04-19 12:19:17 Cook County Recorder 27.00



WARRANTY DEED
and
Assignment of Leasehold Estate

THE GRANTOR, VIRGINIA S. JAGER, a married woman of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to JOHN E. WRAY AND CHRISTINE WRAY, husband and wife (the "Grantees"), of 528 Vocaon Drive, S.E., in the City of Cedar Rapids, County of Linn, State of Iowa 52403, not as tenants in common, or joint tenants, but as Tenants by the Entirety with right of survivorship, all of the Grantor's interest in (as cescribed herein) and to the following described real estate situated in the County of Cook and State of Illinois, to wit, as described on EXHIBIT A, attached hereto and made a part hereof (the "Property").

Grantor's interest in the said real estate consists of ownership of the building and improvements located on the land and a leasehold estate created by an instrument referred to as the Master Lease Agreement dated January 1, 1996 and recorded on May 23, 1996 as Document No. 96392476 and any modifications, amendments and addenda thereto recorded prior to the date hereof, which lease and addendums demise the land for a term of years beginning in 1996 and ending December 31, 2094 (the "Master Lease");

Pursuant to the Assignment of Lot Lease Agreement, between the Grantor and Grantee, dated March 15, 2000, the Grantor further grants and assigns to the Grantees, its rights, title and interest in the Lot Lease Agreement, dated June 10, 1997, and recorded on June 17, 1997 as Document No. 97432085, and any modifications, amendments and addenda thereto recorder prior to the date hereof, which lease and addendums Parcel 1, as described on Exhibit A attached hereto, for a term of year beginning June 13, 1997 and ending December 31,

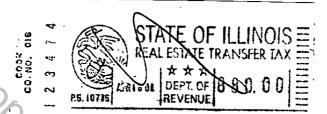
2094

Grantor further grants and assigns from its interest in the Master Lease the easement as Parcel 2 on the attached Exhibit.

Grantor further grants to Grantees, theirs successors and assigns, as rights and easement appurtenant to the Property, the rights and easement for the benefit of the Property as set forth in the Declaration of Easements,

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REAL FOTATE TRATE ACTION TAX

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96865968 Covenants and Reservation for East Water Place recorded November 1996 as Document No. any modifications, amendments addenda thereto recorded prior to the date hereof (the "Declaration").

SUBJECT TO: General Real Estate taxes not due and payable as of March 15, 2000 (for the years 1999 and 2000), and to covenants, conditions, restrictions, and leases of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property as a residence; rights, easements, restrictions, conditions covenants and reservations as set forth in the Declaration and Master Lease; terms, provisions covenants, conditions and restrictions of the Declaration of Use Restriction dated as of September 3, 1997, and recorded September 4, 1997 as Document No. 97652878; East Water Place Homeowners' Association Common Area Lease dated September 3, 1997 and recorded on September 4, 1997 is Document No. 97652879; and, the Assignment of Lot Lease Agreement dated March 15, 2000 by and between the Grantor and Grantee.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State Illinois, TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants or Tenants Common but as VENANTS BY THE ENTIRETY forever.

manent Real Estate Index Plumber: 17-10-221-061

dress of Real Estate: 446 East North Water Street, Chicago, Illinois 60611

Dated this 3 day of March, 2000.

STATE OF ILLINOIS COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State afor said, DO HEREBY CERTIFY that VIRGINIA S. JAGER, personally known to me to be the same person whose rame is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30

NOTARY PUBLIC. STATE OF ILLINOIS MY COMMISSION EXPIRES:03/17/01

Commission Expires:

day of March, 2000.

Dity of Chicago

Dept. of Revenue 223996

Real Estate ransfer Stamp

\$6,660.00

34/17/2000 11:01/ Batch

SEND SUBSEQUENT TAX BILLS TO:

John E. and Christine Wray 446 East North Water Street Chicago, IL 606 11

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: 446 East North Water Street: The East 21.0 feet of the West 95.65 feet of the South 70.57 feet of that part lying East of a line drawn perpendicular to the South line thereof through 2 point therein 368.23 feet East of the Southwest corner thereof of the following described property, taken as a tract: The West 563 feet of Block 6 (excepting the Southerly 6.50) feet thereof) ir Cityfront Center, being a resubdivision in the North Fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded February 24, 1987 as document 87106320, in Cook County, Illinois.

PARCEL 2: Easement for the Benefit of Parcel 1 Aforesaid for Ingress and Egress Over Portions of the Common Areas at Delineated on the Survey Attached to the Declaration of De.

Ints fo.

Office Easements, Restrictions, and Covenants for East Water Place Recorded November 13, 1996 as Document 96865968.

Permanent Real Estate Index Number: 17-10-221-061

Address of Real Estate: 446 East North Water Street, Chicago, Illinois 60611

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