

② 02-07706

**TRUSTEE'S
DEED**



0030009855

This indenture made this 31st day of December, 2002, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the first day of May, 2002, and known as Trust Number 1110849, party of the first part, and **HCR ILLINOIS PROPERTIES, LLC**, a Delaware limited liability company, whose address is: One Sea Gate, P.O. Box 1475, Suite 1500, Toledo, Ohio 43603, party of the second part.

Lawyers Title Insurance Corporation

RECITALS

A. On December 23, 2002, party of the first part conveyed title to party of the second part to that certain real property commonly known as Condominium Units A, B and C, 4501 North Damen Avenue, Chicago, Illinois, pursuant to the Trustee's Deed dated December 16, 2002 and recorded as Document Number 0021432129 in Cook County, Illinois (the "Original Deed").

B. The conveyance of Condominium Units B and C, 4501 North Damen Avenue, Chicago, Illinois, to party of the second part, pursuant to the Original Deed, was inadvertent and not intended by party of the first part or party of the second part.

C. Party of the second part conveyed Condominium Units A, B and C, 4501 North Damen Avenue, Chicago, Illinois back to party of the first part, pursuant to that certain Quit Claim Deed dated December 31, 2002 and recorded as Document Number 0030009854 in Cook County, Illinois, in order to allow party of the first part to: (i) retain title to Condominium Units B and C, 4501 North Damen Avenue, Chicago, Illinois, as intended by the parties; (ii) properly convey Condominium Unit A, 4501 North Damen Avenue, Chicago, Illinois to party of the second part, as intended by the parties; and (iii) make corrections intended by the parties to certain scrivener's errors contained in the Original Deed.

D. The purpose of this Trustee's Deed is to (i) properly convey Condominium Unit A, 4501 North Damen Avenue, Chicago, Illinois to party of the second part, and (ii)

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number 100

make corrections intended by the parties to certain scrivener's errors contained in the Original Deed.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and No/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate ("real estate"), situated in the City of Chicago, Cook County, Illinois, to wit:

The legal description of the real estate is set forth on **Exhibit A** attached hereto and incorporated herein and made a part of this Trustee's Deed.

Common address: Condominium Unit A, 4501 North Damen Avenue, Chicago, Illinois

Permanent Index Number: 14-18-212-007-0000, 14-18-212-008-0000, 14-18-212-009-0000, 14-18-212-010-0000, 14-18-212-011-0000, 14-18-212-012-0000 and 14-18-212-013-0000

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 pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned.

This deed is made subject to the Grant and Reservation of Easements Pertaining To the Project Commonly Known As Ravenswood Town Center, dated **December 20, 2002**, and executed by Chicago Title Land Trust Company, as Trustee Under a Trust Agreement Dated May 1, 2002 and Known As Trust Numbered 1110819, recorded in the Office of the Cook County Recorder of Deeds, as document numbered 0021432118 ("Declaration of Easements"), which is incorporated herein by reference thereto.

That said party of the first part, in consideration of the sum of TEN and No/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, as easements appurtenant to the real estate hereby conveyed the easements created by said Declaration of Easements for the benefit of the party of the second part, and its grantees, mortgagees, successors and assigns.

That said party of the first part reserves to itself, its grantees, mortgagees, successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration of Easements, the easements thereby created for the benefit of said remaining parcels described in said Declaration of Easements.

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 its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

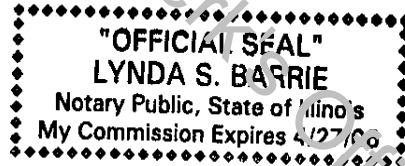
By: *[Signature]*
Assistant Vice President

STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify, that the above named **Assistant Vice President** of **CHICAGO TITLE LAND TRUST COMPANY**, Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such **Assistant Vice President** appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and caused the corporate seal of said Company to be affixed to said instrument as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this December 31, 2002.

[Signature]
NOTARY PUBLIC



This instrument was prepared by:
Carrie Cullinan Barth
Chicago Title Land Trust Company
171 N. Clark Street, ML09LT
Chicago, IL 60601-3294

AFTER RECORDING, PLEASE MAIL TO:

Thomas J. Kelly, Esq.
Pedersen & Houpt, P.C.
161 North Clark Street; Suite 3100
Chicago, Illinois 60601



EXHIBIT A

Legal Description of Real Estate

UNIT A IN 4501 NORTH DAMEN GARAGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOTS 13 TO 18 IN BLOCK 15 TOGETHER WITH PART OF THE NORTH/SOUTH VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 17 AND 18 IN BLOCK 15 ALL IN RAVENSWOOD BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18 AND PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 13 AFORESAID; THENCE NORTH 90° 00' 00" EAST ALONG THE SOUTH LINE THEREOF 128.07 FEET; THENCE NORTH 00° 07' 27" WEST 240.24 FEET; THENCE NORTH 90° 00' 00" EAST 19.72 FEET; THENCE NORTH 00° 30' 20" WEST 37.88 FEET; THENCE SOUTH 89° 57' 31" WEST 147.55 FEET TO THE WEST LINE OF LOT 18 AFORESAID; THENCE SOUTH 00° 07' 32" EAST ALONG THE WEST LINE OF LOTS 13 TO 18 AFORESAID 278.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021432128, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS UNIT A, 4501 NORTH DAMEN, CHICAGO, ILLINOIS

Permanent Index Numbers: 14-18-212-007-0000, 14-18-212-008-0000, 14-18-212-009-0000, 14-18-212-010-0000, 14-18-212-011-0000, 14-18-212-012-0000 and 14-18-212-013-0000

Subject to the following additional matters: (i) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium of 4501 North Damen Garage Condominium, dated **December 20, 2002**, executed by CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the first day of May, 2002, and known as Trust Number 1110819, and recorded in the Office of the Cook County Recorder of Deeds concurrently herewith, as document numbered 0021432128; and (ii) Limitations and Conditions Imposed by the Condominium Property Act.

Also subject to the following additional described matters: (i) Real estate taxes for the year 2002 and subsequent years; (ii) Easements of record; and (iii) Terms, conditions

and stipulations of covenant not to compete recorded August 21, 2002 as document numbered 0020916655.

Property of Cook County Clerk's Office

Exempt under Real Estate Transfer Tax Act Section 4

Par. D & Cook County Ord. 95104 Par. D

Date JAN 3, 2003

Sign. Stanford E. GASS

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 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 Jan 3, 2003

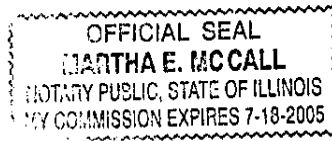
Signature Stanford E. Gass

Subscribed and sworn to before me

by the said Stanford E. Gass

this 3rd day of January, 2003

Martha E. McCall
Notary Public



The grantee 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 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 January 3, 2003

Signature Arnold P. Krunki

Subscribed and sworn to before me

by the said Arnold P. Krunki

this 3rd day of Jan, 2003

Martha E. McCall
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C Misdemeanor for the first offence 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.)