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Cook County Recorder

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DECLARATION OF
LEASE TERMINATION



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DELAWARE II, L.L.C., An Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Declarant"), is the Grantee by *mesne* conveyances, in the following documents, transferring interests to the property described herein:

A. Warranty Deed dated January *23*, 2003 and recorded January __, 2003 as Document Number __, conveying fee simple title to the Declarant subject to the Master Lease as heretofore defined;

B. Assignment of Lease to Declarant dated January *23*, 2003 and recorded January *24th*, 2003 as Document Number *0030117682*

By virtue of the aforesaid documents, **DELAWARE II, L.L.C., An Illinois Limited Liability Company**, the Declarant, is owner of both the fee and master leasehold interests in this property described below.

SEE EXHIBIT "A" ATTACHED HERETO.

Permanent Real Estate Index Number(s): 17-03-216-005-0000

Address(es) of Real Estate: 25 East Delaware Place, Chicago, IL 60611

It is the clear intention of **DELAWARE II, L.L.C., An Illinois Limited Liability Company**, that the master leasehold described herein be merged into its fee interest and that the Master Lease be extinguished.

Dated this *23rd* day of January, 2003.

DELAWARE II, L.L.C., An Illinois Limited Liability Company

BY: **DELAWARE II MANAGEMENT SPE, INC.,**

An Illinois Corporation,

Its Manager Member

By:

Donal P. Barry, Sr.

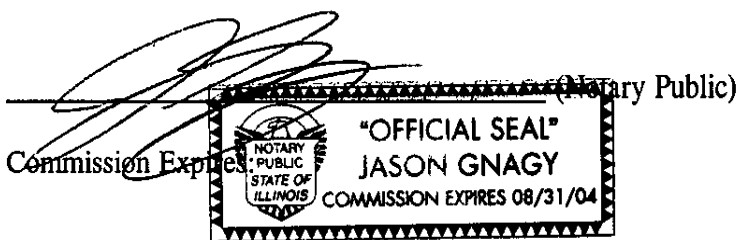
Name: Donal P. Barry, Sr.

Title: President

STATE OF ILLINOIS, COUNTY OF COOK ss.

The undersigned, a Notary Public in and for the County and State aforesaid, DOES HEREBY CERTIFY that DONAL P. BARRY, SR., President of *Delaware II Management SPE, Inc., an Illinois corporation*, Managing Member of *DELAWARE II, L.L.C., an Illinois limited liability company*, 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 as such, he signed and delivered the said instrument pursuant to authority given by the Operating Agreement of said limited liability company as his free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 23rd day of January, 2003.



Prepared By: Arnold M. Schwartz, Esq.
Davidson & Schwartz
111 N. Canal St., Suite 394
Chicago, IL 60606-7203

Mail To: Arnold M. Schwartz, Esq.
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111 N. Canal St., Suite 394
Chicago, IL 60606-7203

Name & DELAWARE II, L.L.C.
Address of c/o Mr. James W. Purcell
Taxpayer: 324 W. Touhy Ave.
Park Ridge, IL 60068

EXHIBIT A

THAT PART OF BLOCK 15 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID BLOCK RUNNING THENCE WEST 169 FEET AND SIX AND 1/2 INCHES TO LAND NOW OR FORMERLY OWNED BY MATHIAS ROOS; RUNNING THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID BLOCK ABOUT 50 FEET TO A POINT FROM WHICH A STRAIGHT LINE RUNNING SOUTH 88 DEGREES 45 MINUTES EAST TO THE EAST LINE OF SAID BLOCK WOULD INTERSECT SAID EAST LINE AT A POINT 52.53 FEET SOUTH OF THE NORTH EAST CORNER OF SAID BLOCK, RUNNING THENCE EASTERLY ON SAID STRAIGHT LINE TO THE EAST LINE OF SAID BLOCK, RUNNING THENCE NORTH ON THE EAST LINE OF SAID BLOCK 52.53 FEET TO THE POINT OF BEGINNING (EXCEPT THE WEST 30 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

Property Address: 25 E Delaware Place
Chicago, Illinois

Pin # 17-03-216-005