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2000-05-05 11:03:36
Cook County Recorder 51.00

GEORGE E. COLE®
LEGAL FORMS

No. 803
November 1994

SPECIAL WARRANTY DEED



7856 330 022K

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made as of this 2nd day of May, 2000, between One Financial Place Holdings, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Delaware, party of the first part, and One Financial Place, LP a limited partnership created and existing under and by virtue of the laws of the State of Delaware, having and an office % Citigroup Investments Inc., Real Estate Investments, One Tower Square 9PB, Hartford, Connecticut 06183-2030

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN (\$10) Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF)

Above Space for Recorder's Use Only

14799
+ 1 PARCEL
P.

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph Section 4, of the Real Estate Transfer Tax Act.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: See Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Number(s): 17-16-241-025 and 049; 17-16-242-018 and 019 and 020 and 022 and 023 and 024

Address(es) of real estate: 440 South LaSalle Street, Chicago, Illinois

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 VICE President, and attested by its ASSISTANT Secretary, the day and year first above written.

ONE FINANCIAL PLACE HOLDINGS, LLC
(Name of Corporation)

By Robert Scoville
VICE President

Attest: Lynn M. Latham
ASSISTANT Secretary

This instrument was prepared by Sharyn Gibau-Heyman, Esq., Battle Fowler LLP, 75 East 55th Street, New York, New York 10022
(Name and Address)

BOX 333-CTI

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SEND SUBSEQUENT TAX BILLS TO:

Battle Fowler, LLP, Attention: Dean A. Stiffle, Esq.
(Name)

One Financial Place, LP 00320440
(Name)

MAIL TO: 75 East 55th Street
(Address)

%Citigroup Investments, Inc.
Real Estate Investments
One Tower Square-9PB
(Address)

New York, New York 10022
(City, State and Zip)

Hartford, Connecticut 06183-2030
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF CONNECTICUT ss. Hartford
COUNTY OF HARTFORD

I, Brenda L Desrosiers a Notary Public

in and for the said County, in the state aforesaid, DO HEREBY CERTIFY that Robert Scouille

personally known to me to be the Vice President of ONE FINANCIAL PLACE HOLDINGS, LLC, a Delaware limited liability

company, and Lynn McLaughlin, personally known to me to be the Assistant

Secretary of said limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument,

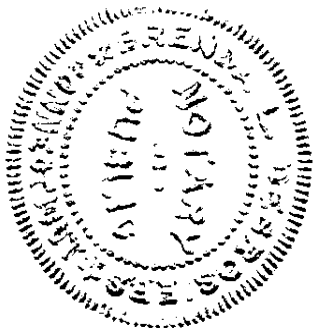
appeared before me this day in person, and severally acknowledged that as such Vice President and

Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said limited liability company

to be affixed thereto, pursuant to authority given by the Members of said limited liability company as their 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 27 day of April, 2000.



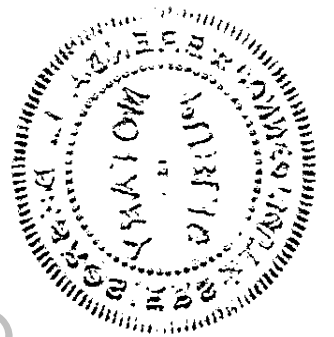
Brenda L Desrosiers
Notary Public

Commission expires _____ **BRENDA L. DESROSIERS**
NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 31, 2004

Box _____ SPECIAL WARRANTY DEED Corporation to Individual	_____ ONE FINANCIAL PLACE HOLDINGS, LLC _____ TO _____ ONE FINANCIAL PLACE HOLDINGS, LLC _____ ADDRESS OF PROPERTY: <u>440 South LaSalle Street</u> <u>Chicago, Illinois</u>	MAIL TO: Attention: Dean A. Stiffle, Esq. Battle Fowler LLP 75 East 55th Street New York, New York 10022	GEORGE E. COLE® LEGAL FORMS
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PARCEL 1:

THAT PART OF PETER TEMPLE'S SUBDIVISION OF BLOCK 99, AND THAT PART OF THE SUBDIVISION OF BLOCK 114 (TAKEN AS A TRACT, INCLUDING VACATED ALLEYS) ALL IN THE SCHOOL SECTION ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 3 IN THE AFORESAID SUBDIVISION OF BLOCK 114; THENCE SOUTH 0 DEGREES 00 MINUTES 23 SECONDS EAST (ALONG THE EAST LINE OF LOTS 3, 4, 9, 10 AND 15 IN SAID SUBDIVISION OF BLOCK 114) A DISTANCE OF 232.32 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 0 DEGREES 00 MINUTES 23 SECONDS EAST (ALONG THE EAST LINE OF LOTS 15, 16, 21 AND 22 IN SAID SUBDIVISION OF BLOCK 114) A DISTANCE OF 133.22 FEET TO A POINT ON THE EAST LINE OF LOT 22 WHICH IS 31.98 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 89 DEGREES 55 MINUTES 58 SECONDS WEST, A DISTANCE OF 215.15 FEET TO A POINT ON THE WEST LINE OF LOT 24 IN PETER TEMPLE'S SUBDIVISION OF BLOCK 99 WHICH IS 31.18 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 0 DEGREES 01 MINUTES 21 SECONDS WEST (ALONG THE WEST LINE OF LOTS 24, 19, 18 AND 13 IN THE AFORESAID PETER TEMPLE'S SUBDIVISION OF BLOCK 99) A DISTANCE OF 134.17 FEET TO A POINT ON THE WEST LINE OF LOT 13 WHICH IS 232.32 FEET SOUTHERLY OF THE NORTHWEST CORNER OF LOT 1 IN THE AFORESAID PETER TEMPLE'S SUBDIVISION; THENCE SOUTH 89 DEGREES 48 MINUTES 43 SECONDS EAST (ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF LOT 3 IN SAID SUBDIVISION OF BLOCK 114 AND ALSO PARALLEL WITH THE NORTH LINE OF LOT 1 IN THE AFORESAID PETER TEMPLE'S SUBDIVISION OF BLOCK 99) A DISTANCE OF 215.19 FEET TO THE HEREINABOVE DESCRIBED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF PETER TEMPLE'S SUBDIVISION OF BLOCK 99, THAT PART OF THE SUBDIVISION OF BLOCK 114, AND THAT PART OF GEORGE MERRILL'S SUBDIVISION OF BLOCK 100, AND THAT PART OF T. G. WRIGHT'S SUBDIVISION OF BLOCK 113 (TAKEN AS A TRACT, INCLUDING VACATED ALLEYS) ALL IN THE SCHOOL SECTION ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF LOT 22 IN THE SUBDIVISION OF BLOCK 114 WHICH IS 31.98 FEET NORTHERLY OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 0 DEGREES 00 MINUTES 23 SECONDS EAST, 31.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 51 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF LOT 1 IN T. G. WRIGHT'S SUBDIVISION OF BLOCK 113, A DISTANCE OF 0.14 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 0 DEGREES 05 MINUTES 33 SECONDS WEST, ALONG THE EAST LINE OF LOTS 1 AND 6 IN THE AFORESAID T. G. WRIGHT'S

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SUBDIVISION OF BLOCK 113, A DISTANCE OF 94.83 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 40 SECONDS WEST, A DISTANCE OF 210.30 FEET TO A POINT ON THE WEST LINE OF LOT 23 IN GEORGE MERRILL'S SUBDIVISION OF BLOCK 100 WHICH IS 95.63 SOUTHERLY OF THE NORTHWEST CORNER OF LOT 24 IN SAID SUBDIVISION; THENCE NORTH 0 DEGREES 02 MINUTES 20 SECONDS WEST, ALONG THE WEST LINES OF THE AFORESAID LOTS 23 AND 24, A DISTANCE OF 95.63 FEET TO THE NORTHWEST CORNER OF SAID LOT 24 IN GEORGE MERRILL'S SUBDIVISION OF BLOCK 100; THENCE NORTH 89 DEGREES 51 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 24 IN PETER TEMPLE'S SUBDIVISION OF BLOCK 99, A DISTANCE OF 4.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 0 DEGREES 01 MINUTES 21 SECONDS WEST, ALONG THE WEST LINE OF THE AFORESAID LOT 24, A DISTANCE OF 31.18 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 58 SECONDS EAST, A DISTANCE OF 215.15 FEET TO THE HEREINABOVE DESCRIBED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 3A:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AFORESAID, AS SHOWN ON THE SURVEY OF LAND PREPARED BY JOSEPH A. LIMK, REGISTERED PROFESSIONAL SURVEYOR FOR THE STATE OF ILLINOIS, LICENSE NUMBER 3089, OF NATIONAL SURVEY SERVICE, INC. (SURVEYOR), SURVEY NUMBER N-123180, LAST UPDATED ON MARCH 16, 2000, AS SET FORTH IN PARAGRAPH 1 B OF THE GRANT OF EASEMENTS EXECUTED BY THE PENN CENTRAL CORPORATION, ET AL, DATED APRIL 3, 1981 AND RECORDED AS DOCUMENT NO. 26317406, AND AS AMENDED BY DOCUMENT 26382162 FOR THE PURPOSE OF PEDESTRIAN INGRESS AND EGRESS ON, OVER AND THROUGH AN ENCLOSED CORRIDOR, AT LEAST 20 FEET WIDE, ALONG THE GEOGRAPHIC CENTER (PLUS OR MINUS 5 FEET) ON A STRAIGHT LINE FROM THE NORTH BOUNDARY LINE TO THE SOUTH BOUNDARY LINE OF THE FOLLOWING DESCRIBED REAL ESTATE LOCATED NORTH OF AND ADJOINING THE LAND, SAID CORRIDOR TO BE IN THE "CHICAGO BOARD OF OPTIONS EXCHANGE (CBOE) BUILDING" AND ANY IMPROVEMENTS CONSTRUCTED ON SAID ADJOINING LAND FROM TIME TO TIME:

THAT PART OF PETER TEMPLE'S SUBDIVISION OF BLOCK 99, AND THAT PART OF THE SUBDIVISION OF BLOCK 114 (TAKEN AS A TRACT, INCLUDING VACATED ALLEYS) ALL IN THE SCHOOL SECTION ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 IN THE AFORESAID SUBDIVISION OF BLOCK 114; THENCE SOUTH 0 DEGREES 00 MINUTES 23 SECONDS EAST (ALONG THE EAST LINE OF LOTS 3, 4, 9, 10 AND 15 IN SAID SUBDIVISION OF BLOCK 114) A DISTANCE OF 232.32 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 43 SECONDS WEST (ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF LOT 3 IN SAID SUBDIVISION OF BLOCK 114 AND ALSO PARALLEL WITH THE NORTH LINE OF LOT 1 IN THE AFORESAID PETER TEMPLE'S SUBDIVISION OF BLOCK 99) A DISTANCE OF 215.19 FEET TO THE WEST LINE OF LOT 13 IN SAID PETER TEMPLE'S SUBDIVISION; THENCE NORTH 0 DEGREES 01 MINUTES 21 SECONDS WEST (ALONG THE WEST LINE OF LOTS 13, 12, 7, 6 AND 1 IN THE AFORESAID PETER TEMPLE'S SUBDIVISION OF BLOCK 99) A DISTANCE OF 232.32 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH 89 DEGREES 48 MINUTES 43 SECONDS EAST, 215.25 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3B:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AFORESAID, AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON MARCH 16, 2000 AS SET FORTH IN THE RECIPROCAL UNDERGROUND CAISSON EASEMENT AGREEMENT RECORDED JULY 15, 1982 AS DOCUMENT 26290689 BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 26, 1982 KNOWN AS TRUST NUMBER 54793 AND EXCHANGE NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 20, 1982 KNOWN AS TRUST NUMBER 39787 GRANTING THE RIGHT, AUTHORITY AND EASEMENT TO CONSTRUCT AND MAINTAIN, IN CONNECTION WITH THE CONSTRUCTION OF THE BUILDING LOCATED ON PARCEL 2, UNDERGROUND CAISSONS WHICH ENCROACH UPON A PORTION OF THE UNDERGROUND WHICH UNDERLIES PARCEL 3, NOT TO EXTEND NORTH OF A LINE WHICH LIES THREE FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF PARCEL 3 NOR BE CONSTRUCTED ABOVE A HORIZONTAL PLANE WHOSE UNDERGROUND DEPTH LEVEL IS THE LOWER OF THIRTY FIVE FEET BELOW CHICAGO CITY DATUM, OR TEN FEET BELOW THE BOTTOM OF ANY PORTION OF THE FOUNDATION OF THE CBOE BUILDING WHICH LIES ON PARCEL 3 AT OR SOUTH OF A LINE LYING THREE FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF PARCEL 3, FALLING WITHIN THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF PETER TEMPLE'S SUBDIVISION OF BLOCK 99, AND THAT PART OF THE SUBDIVISION OF BLOCK 114 (TAKEN AS A TRACT, INCLUDING VACATED ALLEYS) ALL IN THE SCHOOL SECTION ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 IN THE AFORESAID SUBDIVISION OF BLOCK 114; THENCE SOUTH 0 DEGREES 00 MINUTES 23 SECONDS EAST (ALONG THE EAST LINE OF LOTS 3, 4, 9, 10 AND 15 IN SAID SUBDIVISION OF BLOCK 114) A DISTANCE OF 232.32 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 43 SECONDS WEST (ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF LOT 3 IN SAID SUBDIVISION OF BLOCK 114 AND ALSO PARALLEL WITH THE NORTH LINE OF LOT 1 IN THE AFORESAID PETER TEMPLE'S SUBDIVISION OF BLOCK 99) A DISTANCE OF 215.19 FEET TO THE WEST LINE OF LOT 13 IN SAID PETER TEMPLE'S SUBDIVISION; THENCE NORTH 0 DEGREES 01 MINUTES 21 SECONDS WEST (ALONG THE WEST LINE OF LOTS 13, 7, 6 AND 1 IN THE AFORESAID PETER TEMPLE'S SUBDIVISION OF BLOCK 99) A DISTANCE OF 232.32 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH 89 DEGREES 48 MINUTES 43 SECONDS EAST, 215.25 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3C:

EXERCISED OPTIONS FOR EASEMENTS FOR THE BENEFIT OF PARCEL 2, AFORESAID, AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON MARCH 16, 2000, AS SET FORTH IN GRANT OF EASEMENTS, OPTIONS FOR EASEMENTS, OPTION TO LEASE AND DECLARATION OF COVENANTS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED APRIL 1, 1981 AS DOCUMENT 25824625 AND FIRST AMENDMENT RECORDED AS DOCUMENT 26363994 MADE BY AND BETWEEN THE PENN CENTRAL CORPORATION, WILLIAM M. GIBBONS, TRUSTEE OF THE PROPERTY OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY AND THE REGIONAL TRANSPORTATION AUTHORITY FOR:

- (A) AN INTERIOR PEDESTRIAN EASEMENT ON, OVER AND THROUGH A STRIP OF PROPERTY TWENTY FEET WIDE, ALONG THE GEOGRAPHIC CENTER OF PARCEL 3 (PLUS OR MINUS FIVE FEET OF THE GEOGRAPHIC CENTER THEREOF) ON A STRAIGHT LINE FROM THE NORTH BOUNDARY OF PARCEL 3 TO THE SOUTHERN BOUNDARY OF PARCEL 3 AND;
- (B) A STREET GRADE PEDESTRIAN EXTERIOR EASEMENT ALONG THE EAST OR WEST LINES OF PARCEL 3, FALLING WITHIN THE FOLLOWING DESCRIBED REAL ESTATE:

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THAT PART OF PETER TEMPLE'S SUBDIVISION OF BLOCK 99, AND THAT PART OF THE SUBDIVISION OF BLOCK 114 (TAKEN AS A TRACT, INCLUDING VACATED ALLEYS) ALL IN THE SCHOOL SECTION ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 IN THE AFORESAID SUBDIVISION OF BLOCK 114; THENCE SOUTH 0 DEGREES 00 MINUTES 23 SECONDS EAST (ALONG THE EAST LINE OF LOTS 3, 4, 9, 10 AND 15 IN SAID SUBDIVISION OF BLOCK 114) A DISTANCE OF 232.32 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 43 SECONDS WEST (ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF LOT 3 IN SAID SUBDIVISION OF BLOCK 114 AND ALSO PARALLEL WITH THE NORTH LINE OF LOT 1 IN THE AFORESAID PETER TEMPLE'S SUBDIVISION OF BLOCK 99) A DISTANCE OF 215.19 FEET TO THE WEST LINE OF LOT 13 IN SAID PETER TEMPLE'S SUBDIVISION; THENCE NORTH 0 DEGREES 01 MINUTES 21 SECONDS WEST (ALONG THE WEST LINE OF LOTS 13, 12, 7, 6 AND 1 IN THE AFORESAID PETER TEMPLE'S SUBDIVISION OF BLOCK 99) A DISTANCE OF 232.32 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH 89 DEGREES 48 MINUTES 43 SECONDS EAST, 215.25 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 3, AFORESAID, AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON MARCH 16, 2000 AS SET FORTH IN PARAGRAPH 1(B) (III) OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE ESTABLISHMENT OF EXCHANGE CENTER PLAZA AND GRANT OF EASEMENT FOR UNDERGROUND PARKING GARAGE EXECUTED BY THE CITY OF CHICAGO, ET AL, DATED APRIL 11, 1983 RECORDED APRIL 14, 1983 AS DOCUMENT 26569966, AS SUPPLEMENTED BY SUPPLEMENT DATED AUGUST 2, 1984 RECORDED AUGUST 7, 1984 AS DOCUMENT 27204188 FOR THE PURPOSE OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF AN UNDERGROUND PARKING GARAGE, ACCESS RAMPS AND UTILITY LINES ON THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF BLOCK 99 IN SCHOOL SECTION ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A TRACT LYING BELOW PLUS 22.0 FEET, CHICAGO CITY DATUM, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN PETER TEMPLE'S SUBDIVISION OF THE AFORESAID BLOCK 99; THENCE NORTH 89 DEGREES 48 MINUTES 43 SECONDS WEST, 40.00 FEET TO THE NORTHEAST CORNER OF LOT 1 IN COLE'S SUBDIVISION OF PART OF SAID BLOCK 99; THENCE CONTINUING NORTH 89 DEGREES 48 MINUTES 43 SECONDS WEST, 85.83 FEET ALONG THE NORTH LINE OF SAID LOT 1 IN COLE'S SUBDIVISION AND ALONG THE NORTH LINE OF LOTS 1 AND 2 IN THE ASSESSOR'S DIVISION OF PART OF SAID BLOCK 99 AND ALONG THE NORTH LINE OF MICAJAH GLASCOCK'S SUBDIVISION OF PART OF SAID BLOCK 99 TO A POINT; THENCE SOUTH 0 DEGREES 02 MINUTES 07 SECONDS EAST, 367.05 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF LOT 22, IN THE SUBDIVISION OF BLOCK 114 IN THE AFORESAID SCHOOL SECTION ADDITION TO CHICAGO, SAID POINT BEING 31.98 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 22 TO A POINT ON THE WEST LINE OF LOT 24, IN THE AFORESAID PETER TEMPLE'S SUBDIVISION, SAID POINT BEING 31.18 FEET

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NORTH OF THE SOUTHWEST CORNER OF SAID LOT 24; THENCE NORTH 89 DEGREES 55 MINUTES 58 SECONDS EAST ALONG SAID WESTERLY EXTENSION, 125.75 FEET TO THE WEST LINE OF SAID LOT 24; THENCE NORTH 0 DEGREES 01 MINUTES 21 SECONDS WEST, 366.49 FEET ALONG THE WEST LINE OF LOTS 24, 19, 18, 13, 12, 7, 6 AND 1 IN SAID PETER TEMPLE'S SUBDIVISION TO THE HEREINABOVE DESCRIBED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 1, 2 AND 3 IN COLE'S SUBDIVISION OF PART OF BLOCK 99 AND THAT PART OF LOTS 1 AND 2 IN ASSESSOR'S DIVISION OF PART OF BLOCK 99 LYING NORTH OF A STRAIGHT LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 4 IN COLE'S SUBDIVISION AS AFORESAID TO A POINT IN THE WEST LINE OF SAID LOT 2 IN SAID ASSESSOR'S DIVISION WHICH POINT IS 125.53 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 2 ALL IN BLOCK 99 IN SCHOOL SECTION ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permitted Title Exceptions

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TAXES FOR THE YEAR(S) 1999 AND 2000
2000 AND SUBSEQUENT TAXES ARE NOT YET DUE OR PAYABLE.

NOTE: 1999 FIRST INSTALLMENT OF REAL ESTATE TAXES HAS BEEN PAID.

PERM TAX#

17-16-241-025-0000
17-16-241-049-0000
17-16-242-018-0000
17-16-242-019-0000
17-16-242-020-0000
17-16-242-022-0000
17-16-242-023-0000
17-16-242-024-0000

A PERMANENT, PERPETUAL AND EXCLUSIVE RIGHT, EASEMENT AND RIGHT OF WAY AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON APRIL 24, 2000, FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A PART OF ROUTE NO. 2 OF THE INITIAL SYSTEM OF SUBWAYS AND APPURTENANCES THERETO, OWNED BY CITY OF CHICAGO, AS PROVIDED FOR IN THE ORDINANCE PASSED ON NOVEMBER 3, 1938 AND CONTAINED IN AGREEMENT RECORDED JUNE 28, 1946 AS DOCUMENT 13832479 AND SUPPLEMENTAL AGREEMENT RECORDED AUGUST 21, 1947 AS DOCUMENT 14127637 IN, THROUGH OR UNDER THE FOLLOWING DESCRIBED REAL ESTATE: ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING BELOW A HORIZONTAL PLANE WHOSE ELEVATION IS 18 FEET BELOW CHICAGO CITY DATUM AND LYING BELOW THE EXTERIOR BOUNDARY LINES OF THE FOLLOWING DESCRIBED PROPERTY PROJECTED VERTICALLY DOWNWARD TO THE CENTER OF THE EARTH; ALL THAT PART OF LOT 24 IN GEORGE W. MERRILL'S SUBDIVISION OF BLOCK 100 AND ALL THAT PART OF LOT 1 IN T.G. WRIGHT'S SUBDIVISION OF BLOCK 113 ALL IN SCHOOL SECTION ADDITION IN SECTION 16, LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 1 (WEST LINE OF SOUTH LASALLE STREET) 16.62 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE WESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WEST LINE OF LOT 24 (EAST LINE OF SOUTH SHERMAN STREET) 12.67 FEET NORTH OF THE SOUTH LINE OF SAID LOT 24; ALSO ALL THAT PART OF LOT 23 IN GEORGE W. MERRILL'S SUBDIVISION OF BLOCK 100 AND ALL THAT PART OF LOT 6 IN T.G. WRIGHTS SUBDIVISION OF BLOCK 113 ALL IN SCHOOL ADDITION IN SECTION 16 LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 6 40.88 FEET SOUTH OF THE NORTH LINE OF SAID LOT 6; THENCE WESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WEST LINE OF SAID LOT 23 (EAST LINE OF SOUTH SHERMAN STREET) 44.83 FEET SOUTH OF THE NORTH LINE OF SAID LOT 23.

(AFFECTS THAT PORTION OF PARCEL 2 ONLY AS DESCRIBED ABOVE IN METES AND BOUNDS AND AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON APRIL 24, 2000)

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PERPETUAL AND EXCLUSIVE RIGHT AND EASEMENT, AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON APRIL 24, 2000, CREATED BY GRANT RECORDED JANUARY 25, 1950 AS DOCUMENT 14721965 FOR A RIGHT OF WAY AND FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE WEST ROUTE OF THE COMPREHENSIVE SUPERHIGHWAY SYSTEM OF THE CITY OF CHICAGO AND APPURTENANCES THERETO IN, THROUGH, OVER AND ACROSS ALL OF THE FOLLOWING DESCRIBED PROPERTY LYING BELOW A HORIZONTAL PLANE WHOSE ELEVATION IS 23.95 FEET ABOVE CHICAGO CITY DATUM AND LYING BETWEEN THE EXTERIOR BOUNDARY LINES OF THE FOLLOWING DESCRIBED PART PROJECTED VERTICALLY DOWNWARD TO THE CENTER OF THE EARTH:

LOT 24, AND THAT PART OF LOT 23 LYING NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 23 WHICH POINT IS 92.65 FEET SOUTH OF THE NORTH LINE OF LOT 24, THENCE EASTERLY ALONG A STRAIGHT LINE TO A POINT ON THE EAST LINE OF LOT 6 IN T. G. WRIGHTS SUBDIVISION OF BLOCK 113, WHICH POINT IS 91.85 FEET SOUTH OF THE NORTH LINE OF LOT 1 IN T. G. WRIGHTS SUBDIVISION OF BLOCK 113 AFORESAID

AND

AGREEMENT TO CONVEY A PERPETUAL, PERMANENT, EXCLUSIVE EASEMENT, AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON APRIL 24, 2000, OVER THAT PART OF THE LAND WEST OF AND ADJOINING THAT PART OF LOT 23 LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF LOT 23 WHICH POINT IS 92.65 FEET SOUTH OF THE NORTH LINE OF LOT 24, THENCE EASTERLY ALONG A STRAIGHT LINE TO A POINT ON THE EAST LINE OF LOT 6 IN T. G. WRIGHTS SUBDIVISION OF BLOCK 113 IN SCHOOL SECTION ADDITION WHICH POINT IS 91.85 FEET SOUTH OF THE NORTH LINE OF LOT 1 IN T. G. WRIGHTS SUBDIVISION OF BLOCK 113 AFORESAID, THE TERMS, CONDITIONS, LIMITATIONS AND PROVISIONS CONTAINED THEREIN.

(AFFECTS THAT PORTION OF PARCEL 2 ONLY AS DESCRIBED ABOVE IN METES AND BOUNDS AND AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON APRIL 24, 2000)

GRANT OF EASEMENTS, OPTIONS FOR EASEMENTS, OPTION TO LEASE AND DECLARATION OF COVENANTS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED APRIL 1, 1981 AS DOCUMENT 25824625 AND FIRST AMENDMENT RECORDED AS DOCUMENT 26363994 MADE BY AND BETWEEN THE PENN CENTRAL CORPORATION, WILLIAM M. GIBBONS, TRUSTEE OF THE PROPERTY OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY AND THE REGIONAL TRANSPORTATION AUTHORITY AS FOLLOWS:

1) GRANT OF EASEMENT FOR TEMPORARY COMMUTER STATION FACILITY WHICH TERMINATED BY ITS OWN TERMS WHEN THE REGIONAL TRANSPORTATION AUTHORITY EXERCISED ITS LEASE OPTION FOR A PERMANENT TERMINAL.

2) GRANT OF OPTION TO OBTAIN PERMANENT AND PERPETUAL NON-EXCLUSIVE EASEMENTS FOR

(A) A 20 FOOT WIDE INTERIOR COMMUTER EASEMENT, (PLUS OR MINUS FIVE FEET), AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON APRIL 24, 2000 RUNNING NORTH AND SOUTH ALONG THE CENTER OF PARCELS 1 AND 3 FOR THE BENEFIT OF THE REGIONAL TRANSPORTATION AUTHORITY, (EXERCISED);

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(B) A COMMUTER EXTERIOR EASEMENT, AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON APRIL 24, 2000, ALONG THE EAST OR WEST LINE OF PARCELS 1 AND 3 FOR THE BENEFIT OF THE REGIONAL TRANSPORTATION AUTHORITY, (EXPIRED UNEXERCISED BY ITS TERMS);

(C) A COMMUTER AND PEDESTRIAN ACCESS EASEMENT, AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON APRIL 24, 2000, RUNNING NORTH AND SOUTH OVER PARCEL 2 FOR THE BENEFIT OF THE REGIONAL TRANSPORTATION AUTHORITY AND ALL OTHER PARCELS, (EXERCISED);

AND THE TERMS AND CONDITIONS SET FORTH THEREIN.

AFFECTS THOSE PORTIONS OF PARCELS 1, 2 AND 3 ONLY AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON APRIL 24, 2000)

GRANT OF EASEMENTS, OPTIONS TO PURCHASE, OPTION TO LEASE, RIGHT OF FIRST REFUSAL AND DECLARATION OF COVENANTS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017406 AND FIRST AMENDMENT RECORDED AS DOCUMENT 26382162 MADE BY AND BETWEEN THE PENN CENTRAL CORPORATION, WILLIAM M. GIBBONS, TRUSTEE OF THE PROPERTY OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY, LASALLE STREET STATION DEVELOPMENT INC. CHICAGO OPTIONS EXCHANGE BUILDING CORPORATION AND CHICAGO BOARD OPTIONS EXCHANGE, INC. AS FOLLOWS:

- 1) GRANT OF 20 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF PEDESTRIAN INGRESS AND EGRESS THROUGH THE GEOGRAPHIC CENTER (PLUS OR MINUS FIVE FEET) OF PARCEL 1 ONLY AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON APRIL 24, 2000;
- 2) OPTION TO ACQUIRE AIR RIGHTS OVER PARCEL 3 IN FAVOR OF THE OWNER OF PARCEL 1, WHICH HAS EXPIRED UNEXERCISED BY ITS TERMS; (FOR INFORMATIONAL PURPOSES ONLY)
- 3) OPTION TO PURCHASE PARCEL 3 IN FAVOR OF THE OWNER OF PARCEL 1, WHICH HAS EXPIRED UNEXERCISED BY ITS TERMS; (FOR INFORMATIONAL PURPOSES ONLY)
- 4) OPTION TO PURCHASE PARCEL 1, IN FAVOR OF THE OWNER OF PARCEL 3, WHICH HAS EXPIRED UNEXERCISED BY ITS TERMS;
- 5) OPTION TO LEASE SPACE ON PARCEL 1 IN FAVOR OF THE OWNER OF PARCEL 3 FOR A TERM NOT TO EXCEED 35 YEARS, WHICH HAS EXPIRED UNEXERCISED BY ITS TERMS.
- 6) RIGHT OF FIRST REFUSAL TO PURCHASE PARCEL 1, IN FAVOR OF COBAC, ITS SUCCESSORS AND ASSIGNS, AS OWNER OF PARCEL 3;
- 7) COVENANTS OBLIGATING OWNERS OF PARCELS 1 AND 3 RELATING TO THE ACQUISITION OF PARCEL 4 HAVE BEEN TERMINATED BASED ON THE CITY OF CHICAGO'S DECISION TO RETAIN TITLE TO SAID PARCEL FOR PUBLIC PURPOSES; (FOR INFORMATIONAL PURPOSES ONLY)

AND THE TERMS AND CONDITIONS SET FORTH THEREIN.

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THE COMPANY DOES HEREBY INSURE THAT THE CONVEYANCES OF THE LAND, INSURED HEREIN, BY THE SHERIFF'S DEED RECORDED MAY 11, 1999 AS DOCUMENT 99455530 AND THE DEEDS RECORDED - , 2000 AS DOCUMENT - AND AS DOCUMENT - WERE NOT IN VIOLATION OF THE RIGHT OF FIRST REFUSAL SET FORTH IN SECTION 9 OF THE ABOVE AGREEMENT AND SECTION 1 OF THE AGREEMENT RECORDED AS DOCUMENT 27204190, DESCRIBED BELOW IN EXCEPTION LETTERED BA.

(AFFECTS THOSE PORTIONS OF PARCELS 1 AND 3 ONLY AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON APRIL 24, 2000.)

1 RECIPROCAL UNDERGROUND CAISSON EASEMENT AGREEMENT RECORDED JULY 15, 1982 AS DOCUMENT 26290689 BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 26, 1982 KNOWN AS TRUST NUMBER 54793 AND EXCHANGE NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 20, 1982 KNOWN AS TRUST NUMBER 39787 GRANTING THE RIGHT, AUTHORITY AND EASEMENT TO CONSTRUCT AND MAINTAIN, IN CONNECTION WITH THE CONSTRUCTION OF THE BUILDING LOCATED ON PARCEL 3, UNDERGROUND CAISSONS WHICH ENCROACH UPON A PORTION OF THE UNDERGROUND WHICH UNDERLIES PARCEL 1, OVER THE AREA AS DEPICTED ON EXHIBIT 'C' ATTACHED THERETO.

(AFFECTS THOSE PORTIONS OF PARCELS 1 AND 3 ONLY AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON APRIL 24, 2000)

2 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE ESTABLISHMENT OF EXCHANGE CENTER PLAZA AND GRANT OF EASEMENT FOR UNDERGROUND PARKING RECORDED APRIL 14, 1983 AS DOCUMENT 26569966 AND SUPPLEMENT TO DECLARATION RECORDED AUGUST 7, 1984 AS DOCUMENT 27204188 RELATING TO:

1) CREATION OF A LANDSCAPED PUBLIC PLAZA ON PARCEL 4 AND EXPANDED PLAZA ON PART OF PARCEL 5; (FOR INFORMATIONAL PURPOSES ONLY).

2) SUBSURFACE EASEMENT RIGHTS OVER AND UNDER THOSE PORTIONS OF PARCELS 4 AND 5 ONLY AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON APRIL 24, 2000 FOR THE BENEFIT OF PARCEL 3 PERTAINING TO SEWER LINES, EMERGENCY GENERATORS, AREAWAYS FOR VENTILATION, OIL STORAGE TANKS AND EXHAUST STACKS;

3) RIGHT OF THE MANAGER OF THE PARKING FACILITY, A FORMER OWNER OF PARCEL 5, TO RESCIND HIS SALE OF SAID PARCEL, HAS EXPIRED UNEXERCISED BY ITS TERMS UPON THE COMMENCEMENT OF CONSTRUCTION OF THE PARKING GARAGE AND PLAZA PER ACKNOWLEDGMENT AND DISCLAIMER AGREEMENT RECORDED AUGUST 7, 1984 AS DOCUMENT 27204192.

(AFFECTS THOSE PORTIONS OF PARCELS 4 AND 5 ONLY AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON APRIL 24, 2000)

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AA

NOTE FOR INFORMATION:

ORDINANCE BY CITY OF CHICAGO RECORDED SEPTEMBER 26, 1983 AS DOCUMENT 26794611 GRANTING AUTHORITY FOR VACATION OF AIR RIGHTS OVER WEST CONGRESS PARKWAY BETWEEN SOUTH LASALLE STREET AND SOUTH FINANCIAL PLACE.
(AFFECTS THAT PORTION OF PARCEL 2 ONLY AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON APRIL 24, 2000)

AD

GRANT OF EASEMENT RECORDED AS DOCUMENT 15790552 AND MODIFIED BY EASEMENT AGREEMENT RECORDED AS DOCUMENT 26212004 BY CITY OF CHICAGO TO CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY A PERPETUAL, PERMANENT AND EXCLUSIVE RIGHT AND EASEMENT TO USE FOR RAILROAD STATION PURPOSES AREA DESCRIBED IN AFORESAID INSTRUMENT AND FOR THE PERMANENT, PERPETUAL AND EXCLUSIVE RIGHT AND EASEMENT TO USE AND MAINTAIN, AT RAILROAD COMPANIES SOLE EXPENSE FOR RAILROAD STATION PURPOSES THE OVERHEAD PASSAGEWAY TO BE CONSTRUCTED BY CITY OF CHICAGO OVER THE WEST ROUTE OF THE COMPREHENSIVE SUPERHIGHWAY SYSTEM IN THE LOCATION SHOWN ON EXHIBIT B AND THE TERMS AND CONDITIONS SET FORTH THEREIN.

NOTE: THE OVERHEAD PASSAGEWAY EASEMENT DOES NOT AFFECT THE LAND INSURED HEREIN.

(AFFECTS THAT PORTION OF PARCEL 4 ONLY AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON APRIL 24, 2000)

AE

EASEMENT IN FAVOR OF PEOPLES GAS LIGHT AND COKE 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 WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 16391452, AFFECTING THE AREA SHOWN ON EXHIBIT A OF THE LAND.

(AFFECTS THAT PORTION OF PARCEL 2 ONLY AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON APRIL 24, 2000)

BA

TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN THE FINANCIAL PLACE PLAZA ADJOINING OWNERS AGREEMENT MADE BY AND BETWEEN AMERICAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 14, 1983 AND KNOWN AS TRUST NUMBER 57320 AND AMERICAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 26, 1982 AND KNOWN AS TRUST NUMBER 54793 AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 3, 1959 AND KNOWN AS TRUST NUMBER 23278 RECORDED AUGUST 30, 1984 AS DOCUMENT 27204190 AND RECORDED SEPTEMBER 4, 1984 AND KNOWN AS TRUST NUMBER 27239694 AS FOLLOWS:

1) RIGHT OF THE OWNER OF PARCEL 3 TO CANCEL DOCUMENT 27204190 EXPIRED UNEXERCISED UPON THE COMMENCEMENT OF CONSTRUCTION OF THE PARKING GARAGE AND PLAZA; (FOR INFORMATIONAL PURPOSES ONLY)

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- 2) EASEMENT FOR THE BENEFIT OF PARCEL 3 OVER THOSE PORTIONS OF PARCELS 1 AND 2 ONLY AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON APRIL 24, 2000, FOR INGRESS AND EGRESS AND PARKING OVER AND ABOVE THE PARKING GARAGE EASEMENT;
- 3) RIGHT OF FIRST REFUSAL IN FAVOR OF THE OWNER OF PARCEL 3 TO PURCHASE PARCELS 2 AND 5 AND THE PARKING GARAGE EASEMENT;
- 4) RESTRICTIONS ON SEPARATION OF OWNERSHIP OF PARCELS 1, 2 AND 5 AND THE PARKING GARAGE EASEMENT;
- 5) RESTRICTIONS AS TO IMPROVEMENTS ON PARCEL 5;
- 6) RESTRICTIONS RELATING TO THE PLAZA;
- 7) RESTRICTIONS ON USE OF THE PLAZA, PARKING GARAGE EASEMENT AND PARCEL 5;
(AFFECTS THOSE PORTIONS OF PARCELS 1, 2 AND 5 AND THE PARKING GARAGE EASEMENT ONLY AS SHOWN ON THE SURVEY OF LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON APRIL 24, 2000)

THE COMPANY DOES HEREBY INSURE THAT THE CONVEYANCES OF THE LAND, INSURED HEREIN, BY THE SHERIFF'S DEED RECORDED MAY 11, 1999 AS DOCUMENT 99455530 AND THE DEEDS RECORDED - , 2000 AS DOCUMENT - AND AS DOCUMENT - WERE NOT IN VIOLATION OF THE RIGHT OF FIRST REFUSAL SET FORTH IN SECTION 9 OF THE AGREEMENT RECORDED AS DOCUMENT 26017406, DESCRIBED ABOVE IN EXCEPTION LETTERED X, AND SECTION 1 OF THE ABOVE AGREEMENT.

N LEASE MADE BY FINANCIAL PLACE CORPORATION, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 24, 1983 KNOWN AS TRUST NUMBER 57320 TO CONTROLLER OF THE CURRENCY DATED JULY 25, 1985 AND AS AMENDED FROM TIME TO TIME A MEMORANDUM OF SAME WHICH WAS RECORDED JANUARY 24, 1994 AS DOCUMENT NO. 94075464, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING DECEMBER 1, 1985 AND ENDING DECEMBER 31, 2005, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.

(AFFECTS PARCEL 1)

A2 LEASE MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 3, 1959 AND KNOWN AS TRUST NUMBER 23278 AND AMERICAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 23, 1986 AND KNOWN AS TRUST NUMBER 67507 TO FINANCIAL PLACE CORPORATION DATED MAY 20, 1986 AND RECORDED MAY 30, 1986 AS DOCUMENT NO. 86217025, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING APRIL 5, 1985 AND ENDING APRIL 5, 2016, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.

(AFFECTS PARCEL 5)

BE LEASE MADE BY ONE FINANCIAL PLACE, AN ILLINOIS CORPORATION TO HIT OR MISS INC., A DELAWARE CORPORATION DATED AUGUST 15, 1991 AND RECORDED OCTOBER 3, 1991 AS DOCUMENT NO. 91514783, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING SEPTEMBER 1, 1991 AND ENDING THE TENTH ANNIVERSARY OF THE COMMENCEMENT DATE, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.
TENANT SHALL HAVE THE RIGHT, TO EXTEND THE TERM OF THE LEASE THREE EXTENSION PERIODS OF FIVE (5) YEARS EACH

(AFFECTS PARCEL 5)

BJ WE HAVE EXAMINED THE PLAT OF SURVEY BY NATIONAL SURVEY SERVICE INC. DATED APRIL 24, 2000 NUMBER N-122348 AND NOTE THE FOLLOWING:

- 1) ENCROACHMENT OF CORNER OF GRANITE FACED COLUMN ONTO PUBLIC PROPERTY EAST AND ADJOINING BY .48 FEET.
- 2) ENCROACHMENT OF CONCRETE FROM W. CONGRESS PARKWAY ONTO PUBLIC PROPERTY EAST AND ADJOINING FROM .65 TO 1.50 FEET.
- 3) ENCROACHMENT OF CONCRETE PIER ONTO PUBLIC PROPERTY EAST AND ADJOINING BY 0.11 FEET.
- 4) ENCROACHMENT OF BUILDING AND COPINGS LOCATED MAINLY ON THE LAND ONTO PUBLIC PROPERTY AND ADJOINING BY .67 FEET TO 1.36 FEET.

(AFFECTS THOSE PORTIONS OF PARCELS 1 AND 2 ONLY AS SHOWN ON THE SURVEY OF THE LAND PREPARED BY SURVEYOR, SURVEY NUMBER N-123180, LAST UPDATED ON APRIL 24, 2000)

BN RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES SOLELY AS TENANTS AND SOLELY WITH RESPECT TO SPACE OCCUPIED BY EACH SUCH TENANT (TOGETHER WITH NON-EXCLUSIVE RIGHTS IN COMMON WITH OTHER TENANTS IN AREAS USED BY ALL TENANTS).

BZ TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE PARTNERSHIP AGREEMENT UNDER WHICH TITLE IS HELD.

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SWORN EXEMPT STATEMENT

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, a partnership 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

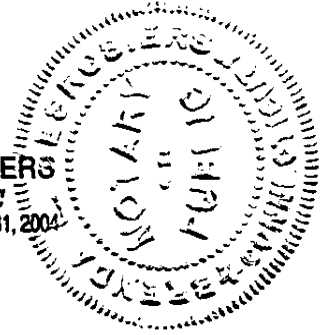
Dated: May 2, 2000

Signature: Lynn M. Latham
LYNN M. LATHAM VICE PRESIDENT

Subscribed and Sworn to before
me by the said Notary Public
this 2nd day of May
2000

Notary Public Brenda L. Desrosiers

BRENDA L. DESROSIERS
NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 31, 2004



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, a partnership 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

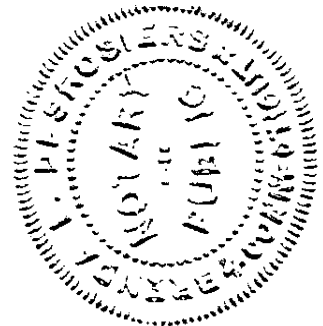
Dated: May 2, 2000

Signature: Lynn M. Latham
LYNN M. LATHAM VICE PRESIDENT

Subscribed and Sworn before
me by the said Notary Public
this 2nd day of May
2000

Notary Public Brenda L. Desrosiers

BRENDA L. DESROSIERS
NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 31, 2004



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