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0316732037

Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 06/16/2003 10:18 AM Pg: 1 of 5

This instrument was prepared by and after recording should be returned to:

Lawrence M. Mages, Esq.
Bell, Boyd & Lloyd LLC
70 West Madison Street
Suite 3300
Chicago, Illinois 60602

8129735-Da-Tms (2 of 15)

Property of Cook County Clerk's Office

QUITCLAIM DEED

THE GRANTOR, PALMOLIVE BUILDING BASE, LLC, a Delaware limited liability company, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and QUITCLAIMS to PALMOLIVE BUILDING RETAIL, LLC, a Delaware limited liability company, GRANTEE, the Real Estate described on Exhibit A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 11 day of June, 2003.

PALMOLIVE BUILDING BASE, LLC

By: **PALMOLIVE BUILDING MANAGER, LLC**, its Manager

By: **Draper and Kramer, Incorporated**, its Manager

By:
Don Vitek, Vice-President

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Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

6-11-03
Date

Buyer, Seller or Representative

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SEC. 200.1-2 (B-6) OR PARAGRAPH E, SEC. 200.1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

6-11-03
DATE

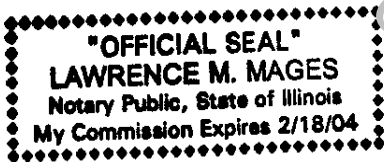
BUYER, SELLER OR REPRESENTATIVE

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Don Vitek, as Vice-President of Draper and Kramer, Incorporated, Manager of Palmolive Building Manager, LLC, Manager of Palmolive Building Base, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such member, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, as the free and voluntary act of said and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal June 11, 2003.



Lawrence M. Mages

 Notary Public

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EXHIBIT A

LEGAL DESCRIPTION OF RETAIL PARCEL ON 1ST FLOOR

THE DIVISION OF THE PALMOLIVE BUILDING

**PARCEL 1 1st FLOOR RETAIL INTERIOR
(INTERIOR SPACE DESCRIBED BY WALL CENTERLINE)**

(1st FLOOR RETAIL CENTERLINE OF EXTERIOR WALL)

ALL THE LAND, PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 28.58 FEET ABOVE CHICAGO CITY DATUM AND ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.35 FEET ABOVE CHICAGO CITY DATUM AND WITHIN THE VERTICAL PROJECTION OF THE BOUNDARY LINE OF FOLLOWING DESCRIBED PARCEL OF LAND:

ALL THAT PART THE NORTH HALF OF LOTS 23 TO 31, BOTH INCLUSIVE, TAKEN AS A TRACT, IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 13 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 29;

THENCE EAST ALONG THE NORTH LINE OF THE NORTH HALF OF LOTS 23 TO 31, A DISTANCE OF 4.03 FEET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF THE NORTH HALF OF LOTS 23 TO 31, A DISTANCE OF 4.04 FEET TO THE POINT OF BEGINNING, POINT ALSO BEING ON THE CENTERLINE OF EXTERIOR WALL OF THE FIRST STORY SECTION OF THE BUILDING AT 919 N. MICHIGAN AVENUE, ALSO KNOWN AS THE PALMOLIVE BUILDING;

THENCE EAST, A DISTANCE OF 3.60 FEET ALONG SAID CENTERLINE OF EXTERIOR WALL FOR THE FOLLOWING 6 COURSES AND DISTANCES;

THENCE NORTH ALONG SAID CENTERLINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.00 FEET;

THENCE EAST ALONG SAID CENTERLINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 49.36 FEET;

THENCE SOUTH ALONG SAID CENTERLINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 2.89 FEET;

THENCE EAST ALONG SAID CENTERLINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.60 FEET;

THENCE SOUTH ALONG SAID CENTERLINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.82 FEET;

THENCE EAST ALONG SAID CENTERLINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 71.02 FEET;

THENCE SOUTH ALONG A LINE ON THE INTERIOR SURFACE OF SAID BUILDING, PERPENDICULAR TO SAID EXTERIOR SURFACE, 54.17 FEET;

THENCE WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 33.10 FEET, ALONG SAID INTERIOR LINE, FOR THE FOLLOWING 5 COURSES AND DISTANCES;

THENCE SOUTH ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 9.00 FEET;

THENCE EAST ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 31.30 FEET;

THENCE SOUTH ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 11.90 FEET;

THENCE WEST ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 22.88 FEET;

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THENCE SOUTH ALONG SAID INTERIOR LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 27.12 FEET TO SAID CENTERLINE OF EXTERIOR WALL;

THENCE WEST ALONG SAID CENTERLINE, HAVING AN ANGLE OF 89 DEGREES 55 MINUTES 50 SECONDS TO THE LEFT FROM THE LAST DESCRIBED LINE, 106.87 FEET;

THENCE NORTH ALONG SAID CENTERLINE, HAVING AN ANGLE OF 89 DEGREES 44 MINUTES 45 SECONDS TO THE LEFT FROM THE LAST DESCRIBED LINE, 98.70 FEET;

THENCE EAST ALONG SAID CENTERLINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.00 FEET;

THENCE NORTH ALONG SAID CENTERLINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.42 FEET TO SAID POINT OF BEGINNING.

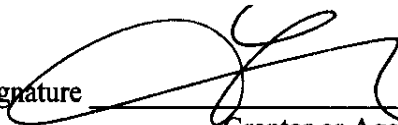
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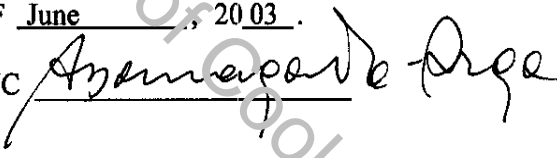
STATEMENT BY GRANTOR AND GRANTEE

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, 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 June 11, 2003

Signature 
Grantor or Agent


SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Agent THIS
11th DAY OF June, 2003.

NOTARY PUBLIC 

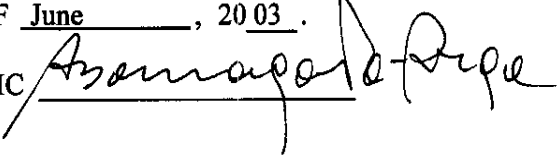


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated June 11, 2003

Signature 
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Agent THIS
11th DAY OF June, 2003.

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 offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)