

# UNOFFICIAL COPY

PREPARED BY AND AFTER  
RECORDING RETURN TO:



Doc#: 0413145052  
Eugene "Gene" Moore Fee: \$38.00  
Cook County Recorder of Deeds  
Date: 05/10/2004 09:38 AM Pg: 1 of 8

Susan R. Proffitt, Esq.  
Mayer, Brown, Rowe & Maw LLP  
190 South LaSalle Street  
Chicago, Illinois 60603

UNNT 010 405 34 Cook Co, Ill

## QUITCLAIM DEED (Illinois)

THIS QUITCLAIM DEED is made as of the 6<sup>th</sup> day of May, 2004, by LASALLE STREET CAPITAL, INC., a Delaware corporation (the "Grantor"), having an address of 540 West Madison Street, Suite 2302, Chicago, Illinois 60661, to ABN AMRO REAL ESTATE COÖPERATIEVE I U.A., a Netherlands coöperatieve U.A. (the "Grantee"), having an address of Foppingadreef 22, 1102 BS Amsterdam, The Netherlands.

Grantor, for and in consideration of the issuance of a membership interest in Grantee and other valuable consideration, receipt whereof is hereby acknowledged, and pursuant to proper authority, does TRANSFER, CONVEY and QUITCLAIM unto Grantee and its successors, heirs and assigns, ALL RIGHT, TITLE AND INTEREST OF Grantor in the following described property (collectively the "Property"):

All buildings, improvements and other real property and real estate fixtures located on or at the real property (the "Land") described on Exhibit A attached hereto and made a part hereof, but specifically excluding the Land and land improvements (as defined in Asset Class 00.3 of Revenue Procedure 87-56 issued by the United States Internal Revenue Service), which land improvements include but are not limited to asphalt paving, concrete paving, connections to sewer and water lines, clearing and grubbing, and landscaping;

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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the aforesaid Property, AS IS, WHERE IS, without representation or warranty, in its present physical condition, unto the Grantee and its successors, heirs and assigns forever; so that neither the Grantor, nor any other person or persons, for it or in its name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid Property or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred. The property conveyed hereby is conveyed by Grantor and accepted by Grantee AS IS, WHERE IS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF WHATSOEVER NATURE, EXPRESS OR IMPLIED, IT BEING THE

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INTENTION OF GRANTOR AND GRANTEE EXPRESSLY TO NEGATE AND EXCLUDE ALL WARRANTIES, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF TITLE, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE, WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY CONVEYED HEREUNDER, AND ALL OTHER REPRESENTATIONS AND WARRANTIES WHATSOEVER.

*[Signature page follows]*

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IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered by its duly authorized officer, as of the day and year first above written.

GRANTOR:

LASALLE STREET CAPITAL, INC., a Delaware corporation

By: 

Name: THOMAS M. GOLDSTEIN

Title: CHIEF FINANCIAL OFFICER

SEND SUBSEQUENT TAX BILLS TO:

LASALLE STREET CAPITAL, INC., a Delaware corporation

540 W. Madison Street, Suite 2303  
Chicago, Illinois 60661

Attention: DAVID STAPLETON

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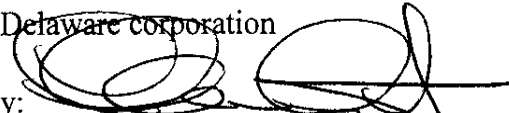
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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 6, 2004


LASALLE STREET CAPITAL, INC.,  
a Delaware corporation

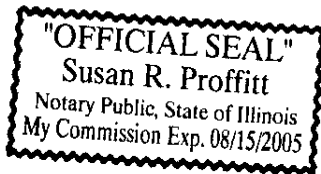
By: 

Name: THOMAS M. GOLDSTEIN

Title: CHIEF FINANCIAL OFFICER

Subscribed and sworn to before me this 6<sup>th</sup> day of May, 2004.

Notary Public: 



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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 May 6, 2004

ABN AMRO REAL ESTATE  
COÖPERATIEVE I.U.A., a Netherlands  
coöperatieve U.A.

By: \_\_\_\_\_  
Name: Rand van Doorn  
Title: man. director

By: \_\_\_\_\_  
Name: Rob H. de Jong  
Title: man. director

Subscribed and sworn to before me this 6 day of May, 2004.

Notary Public:

[ATTACH APPROPRIATE NOTARY FORM]

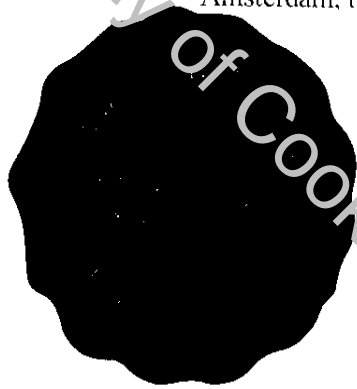
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SEEN FOR LEGALISATION, by me, Christiaan Maria Stokkermans, civil law notary in Amsterdam, the Netherlands, the signatures of Mr René van Doorn, born in Uirecht, the Netherlands, on 6 September 1952, and Mr Robert Henri Ignatius de Jong, born in Amsterdam, the Netherlands, on 20 October 1947.

Mr Van Doorn and Mr De Jong are both managing director of and authorised to represent ABN AMRO Real Estate Coöperatieve I U.A., with official seat in Amsterdam.

Amsterdam, the Netherlands, 5 May 2004.

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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

On this 6<sup>th</sup> day of May, 2004 before me appeared Thomas M. Goldstein to me personally known (or satisfactorily proven), who, being by me duly sworn did say that ~~they~~ he is the Chief Financial Officer of LaSalle Street Capital, Inc., a Delaware corporation, and that said instrument was signed and sealed on behalf of said Delaware corporation by authority of its board of directors, and said CEO acknowledged said instrument to be the free act and deed of said Delaware corporation.

Susan R. Proffit

Notary Public  
Print Name: Susan R. Proffit

My commission expires: 8/15/05



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## EXHIBIT A

### LEGAL DESCRIPTION

All of the unsubdivided original lots, or parts thereof, and all of the sublots in the subdivisions of the original lots, or parts thereof, together with all the vacated alleys in Block 49 in the original Town of Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, excepting therefrom those parts thereof taken and used for West Madison Street, in Cook County, Illinois.

Common address of the Property: 540 West Madison Street, Chicago, Cook County, Illinois 60661

Real estate tax permanent index numbers for the Property: 17-09-341-001 through and including 17-09-341-018 and 17-09-341-022 through and including 17-09-341-024

**THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER 35 ILCS 200/31-45, PARAGRAPH (e).**