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Doc#: 0427144096
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 09/27/2004 02:11 PM Pg: 1 of 4

This instrument prepared by:
Tamara K. Hibbard, Esq.
Schain, Burney, Ross & Citron, Ltd.
222 North LaSalle Street, Suite 1910
Chicago, Illinois 60601

RATIFICATION AGREEMENT

WHEREAS, by lease dated AUGUST 10, 2004, between LINCOLN-PETERSON DEVELOPMENT ASSOCIATES LLC, a Illinois limited liability company, as Landlord, and WALGREEN CO., an Illinois corporation, as Tenant, recorded on 9/27/04 by Memorandum thereof dated of even date therewith as Document No. _____, in Cook County, Ohio (the "Lease"), Landlord leased to Tenant certain premises in the City of Chicago, State of Illinois, together with all improvements, appurtenances, easements and privileges belonging thereto, as part of the Leased Premises near the southeast corner of Lincoln Avenue and Peterson Avenue, Chicago, Illinois, all of said Leased Premises being legally described in Exhibit "A" attached hereto and made part hereof; and,

WHEREAS, the undersigned at the time of execution of said Lease was not the owner of fee simple of the property legally described in Exhibit "A"; and,

WHEREAS, fee simple title to the entire premises described on Exhibit "A" hereto was conveyed to the undersigned as of 0427144095;

WHEREAS, WALGREEN CO. has requested, pursuant to said Lease, that the undersigned now ratify and adopt said Lease and all of its terms, covenants and conditions;

NOW, THEREFORE, in consideration of the premises and WALGREEN CO. entering into said Lease and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby ratifies adopts said Lease and expressly assumes and agrees to perform and comply with all the terms, conditions, provisions and agreements in said Lease contained by the Landlord thereunder.

This Indenture shall be binding upon the undersigned, its successors and assigns and shall inure to the benefit of WALGREEN CO., its successors, assigns and/or sublessees under said Lease.

Box 333

DRAGERS
for 18 812011 and 8157771-1

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J.P.
A.H.

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IN WITNESS WHEREOF, the undersigned have executed this Indenture this _____ day of _____.

LINCOLN-PETERSON DEVELOPMENT ASSOCIATES, LLC, an Illinois limited liability company

By: [Signature]
Name: Thomas J. Gamsjaeger
Its: Manager

AND

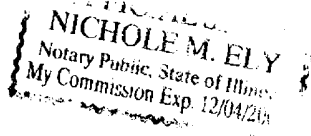
By: B.T. Holdings, L.L.C., an Illinois limited liability company
Its: Manager

[Signature]
Name: Bruce Teitelbaum
Its: Manager

STATE OF Illinois)
) **SS**
COUNTY OF Cook)

I, Nichole M. Ely, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Thomas J. Gamsjaeger, who subscribed to the foregoing instrument as the Manager of Lincoln-Peterson Development Associates, LLC, appeared before me this day, in person, and acknowledged that s/he signed and delivered the said instrument as his own free and voluntary act and as the free, voluntary and duly authorized act of said limited liability company, for the uses therein set forth.

GIVEN under my hand and notarial seal this _____ day of September, 2004.



Nichole M. Ely
Notary Public

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STATE OF Illinois)
) SS
COUNTY OF Cook)

I, Nichole M. Ely, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Bruce Teitelbaum, the Manager of B.T. Holdings, L.L.C., an Illinois limited liability company, who subscribed to the foregoing instrument as the Manager of Lincoln-Peterson Development Associates, LLC, appeared before me this day, in person, and acknowledged that s/he signed and delivered the said instrument as his own free and voluntary act and as the free, voluntary and duly authorized act of said limited liability company, for the uses therein set forth.

GIVEN under my hand and notarial seal this September day of September, 2004.

NICHOLE M. ELY
Notary Public, State of Illinois
My Commission Exp. 12/04/2011

Nichole M. Ely
Notary Public

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STREET ADDRESS:

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER:

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 44 IN KRENN AND DATO'S POLO GROUNDS ADDITION TO NORTH EDGEWATER; THENCE RUNNING NORTH 89 DEGREES 57 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE OF WEST PETERSON AVENUE, A DISTANCE OF 423.67 FEET TO THE NORTHEAST CORNER OF LOT 34 IN KRENN AND DATO'S POLO GROUNDS ADDITION TO NORTH EDGEWATER; THENCE RUNNING SOUTH 01 DEGREES 10 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 34 A DISTANCE OF 125.04 FEET TO THE NORTH LINE OF A PUBLIC ALLEY; THENCE RUNNING SOUTH 89 DEGREES 29 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 58.02 FEET TO THE WEST LINE OF A PUBLIC ALLEY; THENCE RUNNING SOUTH 01 DEGREES 10 MINUTES 09 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 107.49 FEET; THENCE RUNNING SOUTH 38 DEGREES 51 MINUTES 25 SECONDS WEST A DISTANCE OF 28.41 FEET TO THE NORTHEASTERLY LINE OF A PUBLIC ALLEY; THENCE RUNNING NORTH 51 DEGREES 04 MINUTES 51 SECONDS WEST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 50.00 FEET; THENCE RUNNING NORTH 38 DEGREES, 51 MINUTES 25 SECONDS EAST A DISTANCE OF 24.88 FEET; THENCE RUNNING NORTH 51 DEGREES 04 MINUTES 03 SECONDS WEST A DISTANCE OF 157.00 FEET; THENCE RUNNING NORTH 86 DEGREES 04 MINUTES 49 SECONDS WEST A DISTANCE OF 223.09 FEET TO THE WEST LINE OF SAID LOT 44; THENCE RUNNING NORTH 38 DEGREES 50 MINUTES 56 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 24.56 FEET; THENCE RUNNING NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 44 A DISTANCE OF 71.04 FEET (MEASURED); 70.14 FEET (RECORD) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THE PORTION THEREOF DESCRIBED AS FOLLOWS AS DEDICATED FOR PUBLIC RIGHT OF WAY:
 THAT PART OF LOT 50 IN KRENN AND DATO'S POLO GROUNDS ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 50; THEN RUN NORTH 51 DEGREES 04 MINUTES 51 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF A PUBLIC ALLEY A DISTANCE OF 23.89 FEET, THEN RUN NORTH 38 DEGREES 51 MINUTES 25 SECONDS EAST A DISTANCE OF 28.41 FEET TO THE WESTERLY LINE OF A PUBLIC ALLEY; THENCE RUN SOUTH 01 DEGREES 10 MINUTES 09 SECONDS EAST ALONG SAID WESTERLY LINE A DISTANCE OF 37.14 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS,

pin numbers:

13-01-302-003-0000

13-01-302-004-0000

13-01-302-005-0000

13-01-302-006-0000

13-01-302-007-0000

13-01-302-008-0000