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4362550

QUIT CLAIM DEED
Statutory (ILLINOIS)



GIT

Doc#: 0534947019 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/15/2005 07:25 AM Pg: 1 of 6

THE GRANTOR, 1250 S. Michigan Limited Partnership, an Illinois limited partnership, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to GRANTEE, 1250 S. Michigan Commercial LLC, an Illinois limited liability company, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Numbers: 17-22-101-027-0000 (underlying)
17-22-101-028-0000 (underlying)
17-22-101-029-0000 (underlying)
17-22-101-030-0000 (underlying)
17-22-101-031-0000 (underlying)

Address of Real Estate: 1250 South Michigan Avenue, Chicago, IL 60605

Dated this 7th day of December, 2005

1250 S. Michigan Limited Partnership,
an Illinois limited partnership

By: Russland Capital Group, Inc.
an Illinois corporation
Its: General Partner

By: [Signature]
Its: Vice President

Exempt under Paragraph e, Section 4 of the Real Estate Transfer Tax Act of Illinois.

Date: December 7, 2005
[Signature]
Grantor/Grantee, Representative

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ASSD

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EXHIBIT A

1ST FLOOR COMMERCIAL

THAT PART OF LOTS 19 TO 26, BOTH INCLUSIVE, AND THE SOUTH 15.00 FEET OF LOT 27 IN SEAMAN'S SUBDIVISION OF BLOCK 5 OF ASSESSOR'S DIVISION OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOTS, THENCE N 00°11'47" W ALONG THE EAST LINE OF SAID LOTS, 61.38 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES ALONG INTERIOR WALLS, THEIR EXTENSIONS AND AROUND A PARKING AREA, N 89°58'16" W 16.26 FEET; THENCE N 00°01'44" E 1.52 FEET;

THENCE N 89°58'16" W 3.02 FEET; THENCE S 00°01'44" W 1.52 FEET;
 THENCE N 89°58'16" W 23.72 FEET; THENCE N 00°01'44" E 0.67 FEET;
 THENCE N 89°58'16" W 1.99 FEET; THENCE N 00°15'22" W 5.29 FEET;
 THENCE S 89°44'38" W 6.65 FEET; THENCE N 00°15'22" W 7.97 FEET;
 THENCE S 89°50'49" W 9.45 FEET; THENCE S 00°13'32" E 0.45 FEET;
 THENCE S 89°44'38" W 2.48 FEET; THENCE S 00°13'32" E 0.87 FEET;
 THENCE S 89°44'38" W 15.15 FEET; THENCE N 00°15'22" W 0.87 FEET;
 THENCE S 89°44'38" W 1.50 FEET; THENCE S 00°15'22" E 0.51 FEET;
 THENCE S 89°44'38" W 0.47 FEET; THENCE N 00°13'32" W 119.02 FEET;
 THENCE N 89°50'06" E 19.63 FEET; THENCE N 00°13'32" W 0.74 FEET;
 THENCE N 89°46'28" E 5.21 FEET; THENCE N 00°13'32" W 18.49 FEET;
 THENCE N 89°15'56" E 35.06 FEET; THENCE S 00°31'54" E 0.69 FEET;
 THENCE S 89°47'33" E 20.88 FEET; TO THE EAST LINE OF SAID LOTS,
 THENCE S 00°11'47" E ALONG SAID EAST LINE OF SAID LOTS, 150.88 FEET,

MORE OR LESS, TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 13.00 FEET, CITY OF CHICAGO DATUM, AND BELOW AN ELEVATION OF 27.00 FEET, ALL IN COOK COUNTY, ILLINOIS, ALSO:

UTILITY CORRIDOR

THOSE PARTS OF LOTS 19 TO 26, BOTH INCLUSIVE, AND THE SOUTH 15.00 FEET OF LOT 27 IN SEAMAN'S SUBDIVISION OF BLOCK 5 OF ASSESSOR'S DIVISION OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOTS, THENCE N 00° 11' 47" W, ALONG THE EAST LINE OF SAID LOTS, 62.19 FEET; THENCE S 89° 25' 50" W 43.00 FEET; TO THE POINT OF BEGINNING: THENCE S 00° 08' 56" E 6.23 FEET; THENCE S 89° 25' 50" W 2.85 FEET; THENCE N 00° 08' 56" W 6.23 FEET; THENCE N

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89° 25' 50" E 2.85 FEET; MORE OR LESS TO THE POINT OF BEGINNING, AND LYING ABOVE AN ELEVATION OF 13.00 FEET (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 46.01 FEET, ALSO:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOTS, THENCE N 00° 11' 47" W ALONG THE EAST LINE OF SAID LOTS, 55.60 FEET, THENCE S 89° 48' 39" W 40.60 FEET; TO THE POINT OF BEGINNING; THENCE S 89° 48' 39" W 5.60 FEET; THENCE N 00° 09' 43" W 5.71 FEET; THENCE S 89° 44' 28" E 5.60 FEET; THENCE S 00° 09' 43" E 5.66 FEET; MORE OR LESS TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 46.01 FEET AND BELOW AN ELEVATION OF 58.08 FEET, ALSO:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOTS, THENCE N 00° 11' 47" W, ALONG THE EAST LINE OF SAID LOTS, 55.60 FEET; THENCE S 89° 48' 39" W 40.60 FEET, TO THE POINT OF BEGINNING; THENCE S 00° 11' 47" W 14.25 FEET; THENCE S 89° 48' 39" W 5.22 FEET; THENCE N 00° 11' 47" W 14.25 FEET; THENCE N 89° 48' 39" W 5.23 FEET; MORE OR LESS TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 56.01 FEET AND BELOW AN ELEVATION OF 58.08 FEET, ALSO:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOTS, THENCE N 00° 11' 47" W, ALONG THE EAST LINE OF SAID LOTS, 47.91 FEET; THENCE S 89° 43' 04" W, 36.89 FEET; TO THE POINT OF BEGINNING THENCE S 00° 16' 56" E 4.60 FEET; THENCE S 89° 43' 04" W 6.83 FEET; THENCE S 00° 16' 56" E 1.10 FEET; THENCE S 89° 43' 04" W 1.39 FEET; THENCE N 00° 16' 56" W 5.70 FEET; THENCE N 89° 43' 04" E 8.21 FEET; MORE OR LESS, TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 58.08 FEET AND BELOW AN ELEVATION OF 211.07 FEET, ALSO:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOTS, THENCE N 00° 11' 47" W, ALONG THE EAST LINE OF SAID LOTS, 45.27 FEET; THENCE S 89° 43' 04" W, 43.71 FEET, TO THE POINT OF BEGINNING; THENCE S 00° 16' 56" E 3.06 FEET; THENCE S 89° 43' 04" W 1.62 FEET; THENCE S 00° 16' 56" E 5.71 FEET; THENCE S 89° 43' 04" W 5.28 FEET; THENCE N 00° 16' 56" W 2.13 FEET; THENCE N 89° 43' 04" W 0.10 FEET; THENCE N 00° 16' 56" W 6.81 FEET; THENCE N 89° 43' 04" E 5.14 FEET, THENCE S 00° 16' 56" E 0.16 FEET, THENCE N 89° 43' 04" E 1.68 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 211.07 FEET, CITY OF CHICAGO DATUM, AND BELOW AN ELEVATION OF 277.87 FEET, ALL IN COOK COUNTY, ILLINOIS, ALSO:

ROOF LEGAL

THAT PART OF LOTS 19 TO 26, BOTH INCLUSIVE, AND THE SOUTH 15.00 FEET OF LOT 27 IN SEAMAN'S SUBDIVISION OF BLOCK 5 OF ASSESSOR'S DIVISION

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OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOTS; THENCE N 00°11'47" W, ALONG THE EAST LINE OF SAID LOTS 12.75 FEET; THENCE S 89°44'59" W, 14.39 FEET TO THE POINT OF BEGINNING;

THENCE S 89°44'59" W, 33.68 FEET; THENCE S 0°15' 01" E, 6.58 FEET;
 THENCE S 89° 44' 59" W, 16.22 FEET; THENCE N 0°15'01" W, 6.58 FEET;
 THENCE S 89°44' 59" W, 9.17 FEET; THENCE S 0°15'01" E, 6.58 FEET;
 THENCE S 89°44'59" W, 16.20 FEET; THENCE N 0°15' 01" W, 6.58 FEET;
 THENCE S 89°44'59" W, 9.11 FEET; THENCE S 0°15'01" E, 6.58 FEET;
 THENCE S 89°44'59" W, 15.97 FEET; THENCE N 0°15'01" W, 12.31 FEET;
 THENCE S 89°49'22" W, 25.90 FEET; THENCE N 0°10'38" W, 64.69 FEET;
 THENCE N 89°48'51" E, 25.95 FEET; THENCE N 0°10'38" W, 12.31 FEET;
 THENCE N 89°48'51" E, 15.92 FEET; THENCE S 0°11'09" E, 6.47 FEET;
 THENCE N 89°48'51" E, 9.21 FEET; THENCE N 0°11'09" W, 6.47 FEET;
 THENCE N 89°48'51" E, 16.11 FEET; THENCE S 0°11'09" E, 6.47 FEET;
 THENCE N 89°48'51" E, 9.18 FEET; THENCE N 0°11'09" W, 6.47 FEET;
 THENCE N 89°48'51" E, 16.12 FEET; THENCE S 0°11'09" E, 6.47 FEET
 THENCE N 89°48'51" E, 33.80 FEET; THENCE S 0°07' 51" E, 24.61 FEET;
 THENCE S 89°44' 42" W, 2.06 FEET; THENCE S 0°13'30" E, 0.35 FEET;
 THENCE S 89°44'42" W, 63.87 FEET; THENCE S 0°15'18" E, 26.19 FEET
 THENCE N 89°44'42" E, 63.92 FEET; THENCE S 0°13'30" E, 0.35 FEET;
 THENCE N 89°44'42" E, 1.95 FEET; THENCE S 0°07'51" E, 24.65 FEET, MORE OR LESS,
 TO THE POINT OF BEGINNING; LYING ABOVE AN ELEVATION OF 302.00 FEET, CITY
 OF CHICAGO DATUM, ALSO:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOTS; THENCE
 N 0°11'47" W, 12.75 FEET; THENCE S 89°44'59" W, 14.39 FEET; THENCE
 N 0°07'51" W, 24.65 FEET TO THE POINT OF BEGINNING;
 THENCE N 89°44'42" E, 0.55 FEET; THENCE N 0°13'30" W, 1.50 FEET;
 THENCE N 89°46'30" E, 13.77 FEET; THENCE N 0°13'30" W, 23.89 FEET;
 THENCE S 89°46'30" W, 13.77 FEET; THENCE N 0°13'30" W, 1.50 FEET;
 THENCE S 89°44'42" W, 2.57 FEET; THENCE S 0°13' 30" E, 0.35 FEET;
 THENCE S 89°44' 42" W, 63.87 FEET; THENCE S 0°15'18" E, 26.19 FEET;
 THENCE N 89°44'42" E, 63.92 FEET; THENCE S 0°13'30" E, 0.35 FEET;
 THENCE N 89°44'42" E, 1.95 FEET; MORE OR LESS, TO THE POINT OF BEGINNING;
 LYING ABOVE AN ELEVATION OF 320.50 FEET, CITY OF CHICAGO DATUM, ALL IN
 COOK COUNTY, ILLINOIS.

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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.

1250 S. Michigan Limited Partnership,
an Illinois limited partnership

By: Russland Capital Group, Inc.,
an Illinois corporation
Its: General Partner

By: [Signature]
Its: Vice President

Dated: December 7, 2005

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Alex Vasman
this 7th day of December, 2005

[Signature]
NOTARY PUBLIC



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.

1250 S. Michigan Commercial LLC
an Illinois limited liability company

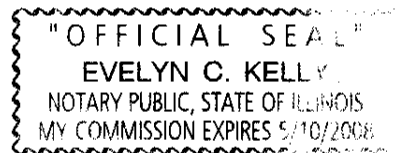
By: Russland Capital Development Group, Inc.,
an Illinois corporation
Its: Manager

By: [Signature]
Its: _____

Dated: December 7th, 2005

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Alex Vasman
this 7th day of December, 2005

[Signature]
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 offense.

(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)