



Doc#: 0616341069 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/12/2006 03:20 PM Pg: 1 of 5

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Prepared By:

Elias N. Matsakis
Holland & Knight, LLP
131 South Dearborn Street
30th Floor
Chicago, Illinois 60603

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facio*

M.G.R. TITLE

Property of Cook County Clerk's Office

WARRANTY DEED

EXOHO ASSOCIATES LIMITED PARTNERSHIP, an Illinois limited partnership ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid in hand to Grantor by 900 NORTH DeWITT PLACE DEVELOPMENT, LLC, an Illinois limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does WARRANT AND CONVEY unto Grantee, and to its successors and assigns, forever, that certain tract of land, together with any and all buildings and other improvements located thereon, Real Estate situated in Cook County, State of Illinois, more particularly described on Exhibit A attached hereto and made a part hereof.

Commonly known as : 900 North DeWitt Place, Chicago, Illinois
Permanent Index Number: 17-03-214-012-0000

This conveyance is made by Grantor and accepted by Grantee subject to matters set forth in Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

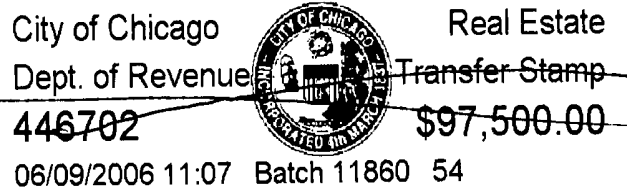
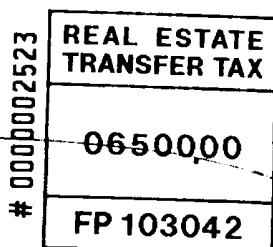
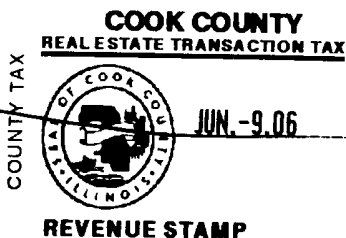
TO HAVE AND TO HOLD the said premises as above described, with the rights, privileges, easements and appurtenances, unto Grantee, its heirs, successors and assigns forever.

EXECUTED this 4th day of April, 2006.

EXOHO ASSOCIATES LIMITED PARTNERSHIP, an Illinois limited partnership

By: Mark IV Realty, its General Partner

By: *John Marks*
Name: John Marks
Title: *CHAIRMAN*

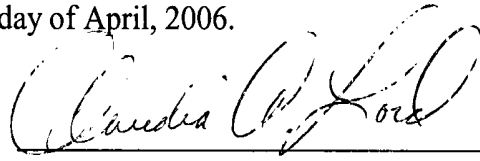


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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Marks, as CHAIRMAN of MARK IV REALTY, General Partner of EXOHO ASSOCIATES LIMITED PARTNERSHIP, an Illinois limited partnership, 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 acknowledged that he signed sealed and delivered an the said instrument as his free and voluntary act, and the free and the voluntary act of said Company for the uses and purposes therein set forth.

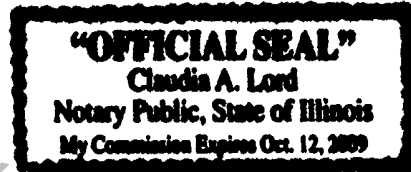
Witness my hand and Notarial Seal this ^{4th} day of April, 2006.



Notary Public

My Commission Expires:

10/12/2009



UPON RECORDING RETURN TO:


William G. Crabtree II
William G. Crabtree II P.C.
222 Indianapolis Blvd., Suite 102
Schererville, Indiana 4375

SEND SUBSEQUENT TAX BILLS TO:

M. Ross Gambrill
900 North DeWitt Place Development, LLC
222 Indianapolis Blvd., Suite 101
Schererville, Indiana 46375

STATE TAX

STATE OF ILLINOIS



JUN. - 9.06

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

0000000495

REAL ESTATE TRANSFER TAX

1300000

FP 103037

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EXHIBIT A

LEGAL DESCRIPTION

LOT 9 IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 17-03-214-012-0000

COMMONLY KNOWN AS: 900 NORTH DeWITT PLACE,
CHICAGO, ILLINOIS

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EXHIBIT B

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. RIGHTS OF PARTIES IN POSSESSION.
3. EASEMENT FOR LIGHT AND AIR OVER THE NORTH 2 FEET OF LOT 9 TO BE USED IN CONNECTION WITH A LIKE EASEMENT ON THE SOUTH 2 FEET OF LOT 45 IN SAID SUBDIVISION ADJOINING THE LAND, AS DISCLOSED BY AGREEMENT RECORDED AS DOCUMENT 7453947.
4. EASEMENT OVER AND UPON THE NORTH 2 FEET OF LOT 9 FOR LIGHT AND AIR, AS CREATED BY AN AGREEMENT RECORDED NOVEMBER 10, 1922 AS DOCUMENT 77/1952 FOR THE BENEFIT OF THE OWNERS OF THE SOUTH 2 FEET OF LOT 45 IN SAID SUBDIVISION.
5. LAUNDRY ROOM LEASE MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 61896, LESSOR, AND STANDARD VENDING CORPORATION, LESSEE, RECORDED OCTOBER 5, 1984 AS DOCUMENT 27284989, DEMISING THE BASEMENT LAUNDRY ROOM LOCATED ON THE LAND FOR A TERM OF YEARS ENDING AUGUST 31, 1997, WITH AUTOMATIC 13 YEAR EXTENSIONS, 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.
6. LEASE MADE BY FIRST CHICAGO TRUST COMPANY OF ILLINOIS, AS TRUSTEE UNDER TRUST NUMBER RV011513 TO CHICAGO SMSA LIMITED PARTNERSHIP DATED JUNE 17, 1996 AND RECORDED JUNE 19, 1996 AS DOCUMENT 96552173, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING JUNE 1, 1996 AND ENDING MAY 31, 2001, WHICH LEASE AUTOMATICALLY PROVIDES FOR FOUR SUCCESSIVE EXTENSION TERMS OF 5 YEARS EACH UNLESS AFFIRMATIVELY CANCELLED BY TENANT, 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.
7. THE LAND LIES WITHIN SPECIAL SERVICE AREA NUMBER 12, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF ORDINANCES AND SUBSEQUENT RELATED ORDINANCES.
8. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND OVER AND ONTO THE PROPERTY EAST AND ADJOINING VARYING FROM ABOUT 0.16 OF A FOOT TO ABOUT 0.22 OF A FOOT, AND OVER AND ONTO THE

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PROPERTY SOUTH AND ADJOINING VARYING FROM ABOUT 0.17 OF A FOOT TO ABOUT 0.20 OF A FOOT; AS SHOWN ON PLAT OF SURVEY NUMBER 8407011 PREPARED BY JOSEPH A. SCHMUDT AND ASSOCIATES DATED AUGUST 7, 1984 AND RECERTIFIED JANUARY 5, 1994.

9. ENCROACHMENT OF THE PLANTERS ATTACHED TO THE BUILDING LOCATED MAINLY ON THE LAND OVER AND ONTO THE PROPERTY SOUTH AND ADJOINING PUBLIC WALK BY ABOUT 15 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 8407011 PREPARED BY JOSEPH A. SCHMUDT AND ASSOCIATES DATED AUGUST 7, 1984 AND RECERTIFIED JANUARY 5, 1994.
10. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND OVER AND ONTO THE PROPERTY SOUTH AND ADJOINING VARYING FROM ABOUT 0.10 OF A FOOT TO ABOUT 0.13 OF A FOOT, AS SHOWN ON PLAT OF SURVEY NUMBER PREPARED BY CERTIFIED SURVEY COMPANY DATED DECEMBER 30, 2004.
11. ENCROACHMENT OF THE CANOPIES AND LIGHTS ATTACHED TO THE BUILDING LOCATED MAINLY ON THE LAND OVER AND ONTO THE PUBLIC WALKWAYS SOUTH AND EAST AND ADJOINING, AS SHOWN ON PLEASE OF SURVEY NUMBER PREPARED BY CERTIFIED SURVEY COMPANY DATED DECEMBER 30, 2004.
12. ENCROACHMENT OF THE IRON RAILS LOCATED MAINLY ON THE LAND OVER AND ONTO THE PUBLIC PARKWAYS SOUTH AND EAST AND ADJOINING, AS SHOWN ON PLAT OF SURVEY NUMBER PREPARED BY CERTIFIED SURVEY COMPANY DATED DECEMBER 30, 2004.