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1998-12-23 13:12:22
Cook County Recorder 41.00



7756633 DIC

Property of COOK COUNTY

SPECIAL WARRANTY DEED

STATE OF ILLINOIS
COUNTY OF COOK

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

That 320 NORTH DEARBORN STREET L.L.C., a Delaware limited liability company ("**Grantor**"), whose address is c/o Sumitomo Life Realty (N.Y.), Inc., 101 E. 52nd Street, Third Floor, New York, New York 10167, Attention: Mr. Hijiri Matsukura, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to Grantor by RIVER NORTH CHICAGO VEP III, LLC, a Delaware limited liability company ("**Grantee**"), whose address is c/o Lend Lease Real Estate Investments, 455 North Cityfront Plaza Dr., Suite 3200, Chicago, Illinois 60611, Attention: Mr. Kevin Mallory, the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, SELL and CONVEY unto Grantee, all of that certain real property located in Cook County, Illinois, more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "**Land**"), together with (i) all buildings, structures, fixtures, improvements erected or located on the Land, or affixed thereto (the "**Improvements**"); and (ii) all tenements, hereditaments, rights, privileges, interests, easements and appurtenances belonging or in any way relating to the Land and/or the Improvements (collectively, the "**Property**").

This conveyance is made subject to all matters set forth on Schedule B of that certain Title Policy issued by Chicago Title Insurance Company under Title Number 7756633 with an effective date of December 29, 1998 ("**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto belonging unto Grantee, Grantee's successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property unto Grantee, Grantee's heirs, successors, legal representatives and assigns, against every person whomsoever lawfully claiming or to claim

the same or any part thereof by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

Ad valorem taxes for the current year have been prorated as of the date hereof, and by its acceptance hereof Grantee shall be deemed to have assumed the payment of such taxes.

Executed to be effective as of December 22, 1998.

320 NORTH DEARBORN STREET L.L.C., a limited liability company

By: Sumitomo Life Realty (N.Y.), Inc., a New York corporation, Member

By: H. Matsuda
Name: Hijiri Matsuda
Title: Senior VICE PRESIDENT

By: SLR Investments, Inc., a Delaware corporation, Member

By: H. Matsuda
Name: Hijiri Matsuda
Title: Senior VICE PRESIDENT

AFTER RECORDING, RETURN TO:

Latham & Watkins
Sears Tower
233 S. Wacker Drive., Suite 5800
Chicago, Illinois 60606
Attn: David L. Shapiro, Esq.

Prepared by:
Michael Traynham
Paul, Hasting, Janofsky & Walker LLP
Suite 2300
555 South Flower Street
Los Angeles, CA 90071-2371

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08168504

STATE OF ILLINOIS

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COUNTY OF COOK

This instrument was acknowledged before me on December 22 1998, by Hijiri Masukura the Senior Vice President of SLR Investments, Inc., a Delaware corporation, a member of 320 North Dearborn Street L.L.C., a Delaware limited liability company, on behalf of such limited liability company.

Leonid Gelfgat
Notary Public for the
State of Illinois

Printed Name: LEONID GELFGAT

My Commission Expires:

6/15/2002



Property of Cook County Clerk's Office

Legal Description

PARCEL 1:

THAT PART OF BLOCK 2 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AT AND BELOW THE HORIZONTAL PLANE OF +50.00 FEET ABOVE CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF NORTH DEARBORN STREET (ALSO BEING THE EAST LINE OF LOTS 1 AND 8 IN SAID BLOCK 2) AND THE NORTH LINE OF CHICAGO RIVER, AS OCCUPIED; THENCE WEST ALONG THE NORTH LINE OF SAID CHICAGO RIVER, AS OCCUPIED, A DISTANCE OF 187.48 FEET TO A POINT ON A LINE 134.10 FEET EAST (AS MEASURED AT RIGHT ANGLES) OF AND PARALLEL WITH THE EAST LINE OF NORTH CLARK STREET; THENCE NORTH ALONG SAID LINE (SAID LINE ALSO BEING THE EAST FACE OF AN EXISTING CONCRETE FOUNDATION WALL AND ITS NORTHERLY AND SOUTHERLY EXTENSION THEREOF), A DISTANCE OF 305.09 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE 187.37 FEET TO A POINT ON THE WEST LINE OF SAID NORTH DEARBORN STREET; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTH DEARBORN STREET, A DISTANCE OF 311.60 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

THAT PART OF BLOCK 2 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AT AND ABOVE THE HORIZONTAL PLANE OF +50.00 FEET ABOVE CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF NORTH DEARBORN STREET (ALSO BEING THE EAST LINE OF LOTS 1 AND 8 IN SAID BLOCK 2) AND THE NORTH LINE OF CHICAGO RIVER, AS OCCUPIED; THENCE WEST ALONG THE NORTH LINE OF SAID CHICAGO RIVER, AS OCCUPIED, A DISTANCE OF 185.48 FEET TO A POINT ON A LINE 136.10 FEET EAST (AS MEASURED AT RIGHT ANGLES) OF AND PARALLEL WITH THE EAST LINE OF NORTH CLARK STREET; THENCE NORTH ALONG SAID LINE, A DISTANCE OF 305.16 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 185.37 FEET TO A POINT ON THE WEST LINE OF SAID NORTH DEARBORN STREET; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTH DEARBORN STREET, A DISTANCE OF 311.60 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID FOR PURPOSES OF INGRESS AND EGRESS FOR PERSONS, VEHICLES AND MATERIALS TO PERMIT THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, RESTORATION OR RECONSTRUCTION OF THAT PORTION OF ANY IMPROVEMENTS DIRECTLY ABUTTING THE HEREINAFTER DESCRIBED PROPERTY; FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO AND FROM THE LAND; TO INSTALL AND MAINTAIN CAISSONS SUPPORTING IMPROVEMENTS TO BE LOCATED ON THE LAND; PERMITTING ENCROACHMENTS; AND PERMITTING GENERAL ATTACHMENT TO THOSE IMPROVEMENTS CONSTRUCTED ON THE HEREINAFTER DESCRIBED PROPERTY WHICH LIE AT OR BELOW THE "PLAZA LEVEL", ALL AS SET FORTH IN THE EASEMENT AND OPERATING AGREEMENT DATED JANUARY 14, 1986 AND RECORDED JANUARY 21, 1986 AS DOCUMENT 86025944 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES AND MADE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1985 AND KNOWN AS

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TRUST NUMBER 109495, LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 29, 1981 AND KNOWN AS TRUST NUMBER 104102, OXFORD PROPERTIES, INC., LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 20, 1985 AND KNOWN AS TRUST NUMBER 110339 AND THE JDC-TISHMAN CHICAGO HOTEL COMPANY, OVER, UNDER AND UPON PORTIONS OF THE FOLLOWING DESCRIBED LAND:

THAT PART OF BLOCK 2 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AT AND BELOW THE HORIZONTAL PLANE OF +50.00 FEET ABOVE CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH CLARK STREET (ALSO BEING THE WEST LINE OF LOT 4 AND 5 IN SAID BLOCK 2) AND THE NORTH LINE OF CHICAGO RIVER, AS OCCUPIED; THENCE NORTH ALONG THE EAST LINE OF SAID NORTH CLARK STREET, A DISTANCE OF 300.43 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 134.10 FEET; THENCE SOUTH ALONG A LINE 134.10 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTH CLARK STREET, A DISTANCE OF 305.09 FEET TO A POINT ON THE NORTH LINE OF SAID CHICAGO RIVER, AS OCCUPIED; THENCE WEST ALONG THE NORTH LINE OF SAID CHICAGO RIVER, AS OCCUPIED, A DISTANCE OF 134.18 FEET TO THE POINT OF BEGINNING,

ALSO

THAT PART OF BLOCK 2 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AT AND ABOVE THE HORIZONTAL PLANE OF +50.00 FEET ABOVE CHICAGO CITY DATUM BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH CLARK STREET (ALSO BEING THE WEST LINE OF LOTS 4 AND 5 IN SAID BLOCK 2) AND THE NORTH LINE OF CHICAGO RIVER, AS OCCUPIED; THENCE NORTH ALONG THE EAST LINE OF SAID NORTH CLARK STREET, A DISTANCE OF 300.43 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 136.10 FEET; THENCE SOUTH ALONG A LINE 136.10 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTH CLARK STREET, A DISTANCE OF 305.16 FEET TO A POINT ON THE NORTH LINE OF SAID CHICAGO RIVER, AS OCCUPIED; THENCE WEST ALONG THE NORTH LINE OF SAID CHICAGO RIVER, AS OCCUPIED, A DISTANCE OF 136.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PARCEL 4:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO AND FROM THE GARAGE TO BE CONSTRUCTED ON THE LAND TO CARROLL AVENUE, AS SET FORTH IN THE PARKING AGREEMENT DATED JANUARY 14, 1986 AND RECORDED JANUARY 21, 1986 AS DOCUMENT 86025945 MADE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 20, 1985 AND KNOWN AS TRUST NUMBER 110339, THE JDC-TISHMAN CHICAGO HOTEL COMPANY, LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1985 AND KNOWN AS TRUST NUMBER 109495, OXFORD PROPERTIES, INC. AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 26, 1981 AND KNOWN AS TRUST NUMBER 104102, OVER, ACROSS, UNDER AND UPON PORTIONS OF THE FOLLOWING DESCRIBED LAND:

THAT PART OF BLOCK 2 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AT AND BELOW THE HORIZONTAL PLANE OF +50.00 FEET ABOVE CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

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08168504

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH CLARK STREET (ALSO BEING THE WEST LINE OF LOT 4 AND 5 IN SAID BLOCK 2) AND THE NORTH LINE OF THE CHICAGO RIVER, AS OCCUPIED; THENCE NORTH ALONG THE EAST LINE OF SAID NORTH CLARK STREET, A DISTANCE OF 300.43 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 134.10 FEET; THENCE SOUTH ALONG A LINE 134.10 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTH CLARK STREET, A DISTANCE OF 305.09 FEET TO A POINT ON THE NORTH LINE OF SAID CHICAGO RIVER, AS OCCUPIED; THENCE WEST ALONG THE NORTH LINE OF SAID CHICAGO RIVER, AS OCCUPIED, A DISTANCE OF 134.18 FEET TO THE POINT OF BEGINNING,

ALSO

THAT PART OR BLOCK 2 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AT AND ABOVE THE HORIZONTAL PLANE OF +50.00 FEET ABOVE CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH CLARK STREET (ALSO BEING THE WEST LINE OF LOTS 4 AND 5 IN SAID BLOCK 2) AND NORTH LINE OF THE CHICAGO RIVER, AS OCCUPIED; THENCE NORTH ALONG THE EAST LINE OF SAID NORTH CLARK STREET, A DISTANCE OF 300.43 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 136.10 FEET; THENCE SOUTH ALONG A LINE 136.10 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTH CLARK STREET, A DISTANCE OF 305.16 FEET TO A POINT ON THE NORTH LINE OF SAID CHICAGO RIVER, AS OCCUPIED; THENCE WEST ALONG THE NORTH LINE OF SAID CHICAGO RIVER, AS OCCUPIED, A DISTANCE OF 136.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

Permanent Index Numbers: 17-09-408-011-0000
17-09-409-004-0000
17-09-409-005-0000

Property Address: 320 North Dearborn Street
Chicago, Illinois

080321
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE \$30,000.00
STAMP DEC 23 '98
THIRTY THOUSAND DOLLARS ONLY

★ 5
★ 6
★ 7
★ 1
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE JUN 1 2000
\$450,000

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082819

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

P.B. 10760

DEC 23 '98

DEPT. OF REVENUE

999.00

082803

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

P.B. 10760

DEC 23 '98

DEPT. OF REVENUE

999.00

082821

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P.B. 10760

DEC 23 '98

DEPT. OF REVENUE

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082811

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DEC 23 '98

DEPT. OF REVENUE

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082818

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DEC 23 '98

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REAL ESTATE TRANSFER TAX

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DEC 23 '98

DEPT. OF REVENUE

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082820

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DEC 23 '98

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P.B. 10760

DEC 23 '98

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DEC 23 '98

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REAL ESTATE TRANSFER TAX

P.B. 11262

DEC 23 '98

DEPT. OF REVENUE

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082799



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

P.B. 10760

DEC 23 '98
DEPT. OF REVENUE

999.00

082799



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

P.B. 10760

DEC 23 '98
DEPT. OF REVENUE

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082800



STATE OF ILLINOIS
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P.B. 10760

DEC 23 '98
DEPT. OF REVENUE

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DEPT. OF REVENUE

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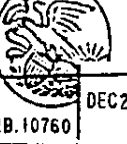
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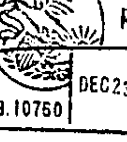
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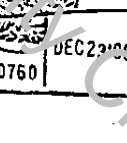
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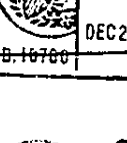
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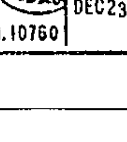
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DEC 23 '98
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STATE OF ILLINOIS
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DEC 23 '98
DEPT. OF REVENUE

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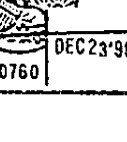
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DEC 23 '98
DEPT. OF REVENUE

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DEPT. OF REVENUE

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

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DEC 23 '98 DEPT. OF REVENUE 999.00

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

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STATE OF ILLINOIS
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DEC 23 '98 DEPT. OF REVENUE 999.00

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STATE OF ILLINOIS
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STATE OF ILLINOIS
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STATE OF ILLINOIS
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

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STATE OF ILLINOIS
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STATE OF ILLINOIS
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STATE OF ILLINOIS
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STATE OF ILLINOIS
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STATE OF ILLINOIS
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STATE OF ILLINOIS
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STATE OF ILLINOIS
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STATE OF ILLINOIS
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STATE OF ILLINOIS
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P.B. 11262

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

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STATE OF ILLINOIS
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STATE OF ILLINOIS
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STATE OF ILLINOIS
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P.B. 11262

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REAL ESTATE TRANSFER TAX

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEC 23 '98 DEPT. OF REVENUE 999.00

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