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8739/0659 03 001 Page 1 of 4
1998-12-31 15:29:24
Cook County Recorder 27.00

QUIT CLAIM DEED

THE GRANTOR, R.R. DONNELLEY & SONS COMPANY, a corporation created and existing under and by virtue of the laws of the State of Delaware, for the consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to LAKESIDE CENTER LLC, a Maine limited liability company, and to its successors and assigns, forever, all of the said grantor's interest, if any, in the real estate situated in the County of Cook in the State of Illinois and more particularly described on Exhibit A attached hereto and made a part hereof, including all of grantor's interest, if any, in the hereditaments and appurtenances thereto belonging, or in anyway appurtenant, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

Dated as of the 21st day of December 1998.

R.R. DONNELLEY & SONS COMPANY,
a Delaware corporation

By: [Signature]
Glenn T. Kelly
Its: Vice President, Real Estate

THIS INSTRUMENT PREPARED BY:

Brian L. Sedlak, Esq.
Jones, Day, Reavis & Pogue
77 West Wacker
Chicago, Illinois 60601-1692

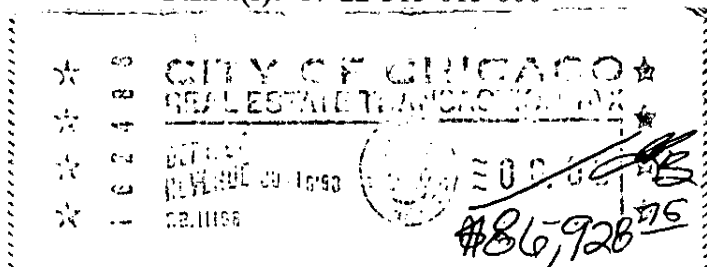
AFTER RECORDING RETURN TO:

Raymond Pelletier, Esq.
Verrill & Dana
One Portland Square, 9th Floor
Portland, Maine 04112

Send subsequent tax bills to:

Pamela W. Gleichman
Landmark America LLC
39 Forest Avenue
Portland, Maine 04101

P.I.N.(s): 17-22-315-015-000



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Cook County
REAL ESTATE TRANSACTION TAX

REVENUE _____
STAMP DEC30'98
p.g. 11427




999.00

313475

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE _____
STAMP DEC30'98
p.g. 11427




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Cook County
REAL ESTATE TRANSACTION TAX

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STAMP DEC30'98
p.g. 11427




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Cook County
REAL ESTATE TRANSACTION TAX

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Cook County
REAL ESTATE TRANSACTION TAX

REVENUE _____
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Cook County
REAL ESTATE TRANSACTION TAX

REVENUE _____
STAMP DEC30'98
p.g. 11427



800.25

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08193073

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

COOK
CO. NO. 016
2 8 4 9 5 9



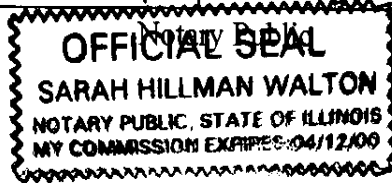
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 30 '98 DEPT. OF REVENUE
*** 999.00

819307

I, Sarah H. Walton, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Glenn T. Kelly the Vice President, Real Estate of R.R. Donnelley & Sons Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, Real Estate, appeared before me this 21st day of December, 1998, and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and seal this 21st day of December, 1998.

Sarah Hillman Walton



My commission expires:

4-12-00

COOK
CO. NO. 016
2 8 4 3 5 8



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 30 '98 DEPT. OF REVENUE
*** 999.00

COOK
CO. NO. 016
2 8 4 9 7 0



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 30 '98 DEPT. OF REVENUE
*** 999.00

COOK
CO. NO. 016
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 30 '98 DEPT. OF REVENUE
*** 999.00

COOK
CO. NO. 016
2 8 4 9 7 2



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 30 '98 DEPT. OF REVENUE
*** 999.00

COOK
CO. NO. 016
2 8 4 9 7 3



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 30 '98 DEPT. OF REVENUE
*** 999.00

EXHIBIT A

LEGAL DESCRIPTION

LOT 8 (EXCEPT THE NORTH 25 FEET THEREOF) AND LOT 9 IN BLOCK 5 IN GEORGE SMITH'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Add: 330-350 East 22nd Street
Chicago IL

COOK
CO. NO. 016
2 8 4 9 7 5
P.B. 10686
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 30 '98 DEPT. OF REVENUE 999.00

COOK
CO. NO. 016
2 8 4 9 7 4
P.B. 10686
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 30 '98 DEPT. OF REVENUE 999.00

COOK
CO. NO. 016
2 8 4 9 7 6
P.B. 10686
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 30 '98 DEPT. OF REVENUE 999.00

COOK
CO. NO. 016
2 8 4 9 7 7
P.B. 10686
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 30 '98 DEPT. OF REVENUE 999.00

COOK
CO. NO. 016
2 8 4 9 7 8
P.B. 10686
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 30 '98 DEPT. OF REVENUE 999.00

COOK
CO. NO. 016
2 8 4 9 7 9
P.B. 10686
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 30 '98 DEPT. OF REVENUE 601.50