

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, CORO REAL ESTATE CORPORATION N.V., a Netherlands Antilles Corporation having an address c/o Manhattan Atlantic Management Ltd., 600 Third Avenue, New York, New York 10016, for and in consideration of the sum of TEN Dollars (\$ 10.00)

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey Remise, Release and Alien unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the FIRST day of October 1985, and known as Trust Number 65676

the following described real estate in the County of Cook and State of Illinois, to wit:

A fee interest as to Parcel One and an easement as to Parcel Two for benefit of Parcel One, as described more particularly in Exhibit A attached hereto, subject to the matters set forth in Exhibit B attached hereto

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth. The grantor, for itself, and its successors, does covenant, promise and agree, to and with the grantee and its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

Full power and authority is hereby granted to said Trustee to improve, improve, protect and subdivide said real estate or any part thereof, to dedicate easements, streets, highways or alleys to any subdivision or part thereof, and to resubdivide said real estate as often as desired, in contract to sell, in grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and in grant in such succession or successions in trust all of the title, estate, powers and authorities vested in said Trustee, in trustee, to dedicate, to mortgage, lease or otherwise encumber said real estate, or any part thereof, to let a sale, lease, or any part thereof, from time to time, in possession or reversion, by lease in commencing in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, in contract to make, lease, grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of leasing (the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements, charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to do with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see in the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person, including the Registrar of Titles of said county, relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and/or said Trust Agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries the number, set that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument and tell if the conveyance made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said Trust Agreement or any amendment thereto, or for injury in person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably authorized for such purposes, or, at the direction of the Trustee, in its own name, as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or a part of them shall be only in the earnings, profits and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be a personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, profits and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or upon condition, or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases, and all and all right or benefit under and by virtue of any and all state laws of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid hereunto set its hand and seal this 9th day of December, 1985

CORO REAL ESTATE CORPORATION N.V. (SEAL) By (SEAL)

STATE OF NY ss. County of NY, a Notary Public in and for said County, do hereby certify that

personally known to me to be the same person, whose name LAURIZIO BENADON appeared before me this day in person and acknowledged that he subscribed to the foregoing instrument, and as the free and voluntary act of the grantee

GIVEN under my hand and seal this 9 day of December, 1985 A.D., 1985

My commission expires 2/1/86 LEO DRUZE Notary Public

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE DEC 16 1985

COOK COUNTY REAL ESTATE TRANSACTION TAX 180.00 REVENUE STAMP DEC 16 1985

COOK COUNTY REAL ESTATE TRANSACTION TAX 782.50 REVENUE STAMP AUG 28 1985

Document Number 8325425

Commissioner of Deeds City of New York No. 2-1532 Commission Expires March 1, 1986

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EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1:

A part of the following described land lying South of a line 250 feet North of and parallel with the hereinafter mentioned South line of Section 3, said land being a tract commencing at a point on the South line of Section 3, Township 37 North, Range 13, East of the Third Principal Meridian, hereinafter described, said point being 165.96 feet West of the Southeast corner of a certain tract of land described as follows:

That part of the West 1/2 of the Southwest 1/4 of said Section lying South of the Chicago and Strawn Railroad Company (now Wabash Railroad Company) right-of-way excepting therefrom the East 11.40 acres conveyed by warranty deed dated October 15, 1921 to John Tibstra and Hattie Tibstra, his wife, recorded as Document No. 7,301,002; thence running North 665.44 feet to a point which is 165.68 feet West of the East line of the above described tract of land; thence running West 165.68 feet; thence running South 665.27 feet to the South line of said Section 3, aforesaid; thence running East on the South line of said Section 165.96 feet to the point of beginning (excepting from above described premises that part lying South of a line 50 feet North of and parallel with the South line of Section 3 aforesaid) all in Cook County, Illinois.

PARCEL 2:

Easement for access for automobiles and other vehicular traffic and for the parking of automobiles and other vehicles as set forth in Easement Agreement recorded December 11, 1980 as Document No. 25,701,933, and supplemented by Document No. 85,297,948, over the following described property:

The South 106.00 feet of that part of the following described land lying North of a line lying 250 feet North of and parallel with the hereinafter mentioned South line of Section 3; said land being a tract commencing at a point on the South line of Section 3, Township 37 North, Range 13, East of the Third Principal Meridian, hereinafter described, said point being 165.96 feet West of the Southeast corner of a certain tract of land described as follows:

That part of the West 1/2 of the Southwest 1/4 of said Section lying South of the Chicago and Strawn Railroad Co. (now Wabash Railroad Company) right-of-way excepting therefrom the East 11.40 Acres conveyed by Warranty Deed dated October 15, 1921 to John Tibstra and Hattie Tibstra, his wife, recorded as Document No. 7301002; thence running North 665.44 feet to a point which is 165.68 feet West of the East line of the above described tract of land; thence running West 165.68 feet; thence running South 665.27 feet to the South line of said Section 3, aforesaid; thence running East on the South line of said Section, 165.96 feet to the point of beginning (excepting from the above described premises that part lying South of a line 50 feet North of and parallel with the South line of Section 3, aforesaid), in Cook County, Illinois.

ALSO

That part of the West 1/2 of the Southwest 1/4 of Section 3, Township 37 North, Range 13, East of the Third Principal Meridian described as follows:

Commencing at the Southeast corner of the West 1/2 of the said Southwest 1/4 of Section 3; thence North 90 Degrees 00 Minutes 00 Seconds West along the South line of said Southwest 1/4 of Section 3, 497.40 feet; thence North 0 Degrees 00 Minutes 54 Seconds East, 224.00 feet to the point of beginning; thence continuously North 0 Degrees 00 Minutes 54 Seconds East along the aforesaid line, 68.00 feet; thence North 90 Degrees 00 Minutes 00 Seconds East for a distance of 157.822 feet, more or less, to a point of tangency; thence Northeasterly along a curved line, convex to Southeasterly and having a radius of 8.00 feet an arc distance of 12.568 feet to a point of curve; thence South 0 Degrees 00 Minutes 29 Seconds East along a line for distance of 76.00 feet; thence North 90 Degrees 00 Minutes 00 Seconds West 165.85 feet, more or less, to the point of beginning, in Cook County, Illinois.

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ALSO

That part of the West 1/2 of the Southwest 1/4 of Section 3, Township 37 North, Range 13, East of the Third Principal Meridian described as follows:

Commencing at the Southeast corner of the West 1/2 of said Southwest 1/4 of Section 3; thence North 90 Degrees 00 Minutes 00 Seconds West a distance of 331.44 feet; thence North 0 Degrees 00 Minutes 29 Seconds West, 248.00 feet to the point of beginning; thence continuously North 0 Degrees 00 Minutes 29 Seconds West for a distance of 104.994 feet to a point of curve; thence along a curved line convex to Northwesternly and having a radius of 35.00 feet, an arc distance of 54.983 feet to a point of tangency, said point of tangency being 438.00 feet North of the South line of the said Southwest 1/4; thence North 90 Degrees 00 Minutes 00 Seconds East along a line 438.00 feet North of and parallel to said South line of Southwest 1/4 a distance of 48.32 feet; thence South 55 Degrees 00 Minutes 29 Seconds East, 12.207 feet; thence North 90 Degrees 00 Minutes 00 Seconds East, 41.50 feet; thence North 34 Degrees 52 minutes 31 Seconds East, 12.207 feet to a point in said line being 438.00 feet North of said South line of Southwest 1/4; thence North 90 Degrees 00 Minutes 00 Seconds East along said parallel line 154.00 feet to a point in a line 33.00 feet West of and parallel with the East line of the West 1/2 of said Southwest 1/4, said line being the West line of South Kenton Avenue as occupied; thence South 0 Degrees 02 Minutes 34 Seconds West along said parallel line 140.00 feet; thence North 90 Degrees 00 Minutes 00 Seconds West, 298.70 feet to the point of beginning, in Cook County, Illinois.

Permanent Tax Numbers: 024-03-313-046 TP Volume: 237
(Affects Parcel 1)

Address of
Property:

4700 W. 95th Street
Oakland, IL.

Cook County Clerk's Office

85325425

EXHIBIT B

1. Real Estate taxes for 1984 and subsequent years.
2. Existing Leases, and the rights of parties in possession thereunder.
3. Facts disclosed on survey by Paul Lotz dated June 17, 1985, order No. 85-5-8.
4. Recorded easements.
5. Agreement regulating parking of motor vehicles and control of motor vehicles traffic in the Village of Oak Lawn recorded May 18, 1972 as Document No. 21,907,200
6. Rights of the State of Illinois, the municipality and the public in and to that part of the subject property which may fall in streets and highways.
7. Rights of way for drainage ditches, tiles, feeders and laterals, if any.

Property of Cook County Clerk's Office

85325425

UNOFFICIAL COPY

POWER OF ATTORNEY 2 5 4 2 5

The Undersigned,

CORO REAL ESTATE CORPORATION N.V.
("the company")

a limited liability company, incorporated under the laws of the Netherlands Antilles and established in Curacao, Netherlands Antilles, has made, constituted and appointed

Mr. Maurizio Benadon

its true and lawful attorney-in-fact, for it and in its name, place, stead, for its sole use and benefit to sign on its behalf any and all documents authorizing the signatory to execute any deed, contract, trust instrument and any and all documents in connection with the sale of the property commonly known as "Wallawn Office Building".

Giving and granting to said attorney full power and authority to do every act and thing whatsoever requisite and necessary to be done relative to the foregoing as fully to all intents and purposes as principal might or could do if personally present.

All that said attorney shall lawfully do or cause to be done under the authority of this power of attorney is expressly approved, ratified and confirmed.

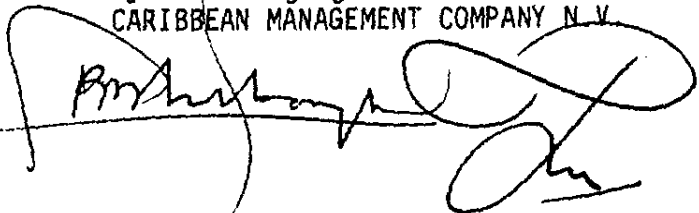
This attorney hereby appointed is instructed to furnish the company with photocopies of all contracts, deeds and whatever other documents signed by him on behalf of the company under the authority of this power.

This Power of Attorney shall remain in full force from the date of its execution up to and including July 18, 1986.

Termination will take place automatically, and no written notice of such revocation shall be published of record.

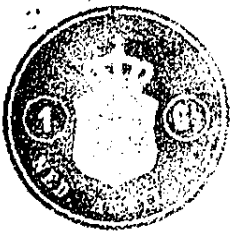
Signed in Curacao, this 18th day of July 1985.

CORO REAL ESTATE CORPORATION N.V.
by its Managing Director
CARIBBEAN MANAGEMENT COMPANY N.V.



DEPT-01 RECORDING
T#1111 TRAN 3652 12/16/85 16:16:00
#5956 # A *-85-325425 \$15.00

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