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### TRUSTEE'S DEED

This Indenture, made this 13th day of November, 1987, between LASALLE NATIONAL BANK, a national banking association. Chicago, Illinois, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 15th day of August, 1979 and known as Trust Number 101565, party of the first part, and THE CHICAGO SUN-TIMES, INC., , party of the second part.

(Address of Grantee(s)) 401 N. WABASH

CHICAGO, ILLINOIS 60611 WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100ths Dollars (\$10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part the following described real estate, situated in Cook County, Illinois to wit:

#### PARCEL 1:

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IN 161 (HICAGO AVENUE EAST CONDOMINIUM AS DELINEATED ON UNIT 34F A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF VARIOUS LOTS IN ULYMPIA CENTRE SUBDIVISION OF VARIOUS LOTS AND PARTS OF VACATED ALLEYS IN BLOCK 54 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 85-080-173 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

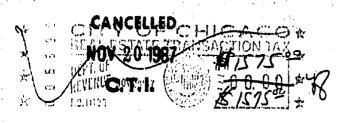
#### PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS, SUPPORT AND OUTILITIES INCLUDING EASEMENTS FOR OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT OF ELEVATOR PITS, SHAFTS, EQUIPMENT, ETC., ALL AS DEFINED AND DECLARED IN DECLARATION OF COVENANTS, EASEMENTS, CHARGES AND LIENS FOR OLYMPIA CENTRE DATED JUNE 27, 1985 AND RECORDED JUNE 27, 1985 AS DOCUMENT 85-080-144 OVER AND ACROSS VARIOUS LOTS AND PORTIONS OF LOTS IN OLYMPIA CENTRE SUBDIVISION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This Deed is subject to: (i) non-delinquent general real estate taxes and special taxes or assessments; (ii) the Illinois Condominium Property Act and the Chicago Municipal Code, Chapter 100.2, including all amendments thereto; (iii) the Condominium Documents, as that term is defined in that certain Condominium Purchase Agreement for 161 Chicago Avenue East Condominium dated October 12, 1987, between Grantor, as Seller, and Grantee,

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as Purchaser, including all amendments and exhibits thereto ("Contract"); (iv) applicable zoning and building laws and ordinances and other ordinances of record; (v) encroachments on to the property, if any: (vi) acts done or suffered by Grantee: (vii) leases and licenses affecting the Common Elements; (viii) covenants, conditions, agreements, building lines and restrictions of record: (ix) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration of Condominium, Operating Declaration or amendments thereto: (x) the right of repurchase and remedy described in Paragraph 23 and 24 of the Contract; and (xi) liens, encroachments and other matters over which Chicago Title Insurance Company is willing to insure at Grantor's expense.

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TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behalf if said party of the second part forever. Grantor also hereby grants to Grantee, or its successors and assigns, as rights and tasements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declarations. and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declarations for the benefit of the remaining property described therein. This Deed is subject to all rights, essements, covenants, conditions, restrictions and reservations contained in said Declarations the same as though the provisions of said Declarations were recited and stipulated at length herein.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any there be) of record in said county affecting said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

Coot County Clart's Office

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

ATTEST:

This instrument was prepared by:

Nancy E. Schiavane Katten Muchin & Zavis 525 W. Monroe Street Suite 1600 County Clark's Office Chicago, Ill. 60606-3693

LASALLE NATIONAL BAM as Trustee as after

La Salle National Bank Real Estate Trust Department 135 S. LaSalle Street Chicago, Illinois 60690

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Of County Clark's Office

STATE OF ILLINOIS ) SS: COUNTY OF COOK I, <u>Kathy Paoana</u> a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kathy Pacana JOSEPH W. LANG Vice President of LASALLE NATIONAL BANK, and Rosemary Collins Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively. arphared before me this day in person and acknowledged that they

signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and said Assistant

Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix said

for the uses and purposes therein set forth.

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corporate 5/21 of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank

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