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COOK COUNTY



REVENUE STAMPS

REAL ESTATE TRANSFER DECLARATION

Except as to Exempt Transactions, you are prohibited by law from accepting any deed for recordation unless it is accompanied by a declaration containing all of the information requested therein.

THE FOLLOWING INFORMATION IS REQUIRED BY THE REAL ESTATE TRANSFER TAX ACT AND IS TO BE FILLED OUT BY THE SELLERS AND BUYERS OR THEIR AGENTS USE BLACK OR BLUE INK

PLEASE PRINT OR TYPE

Date **AUG 01 1988**

Doc. No.

88343788

For Recorder's Use Only

Permanent Real Estate Index No. 17-10-210-018-0000 Date of Deed 8/1/88 Type of Deed Warranty

Address of Property 541 North Fairbanks Court 60611
Street or Rural Route Zip Code
Chicago North Chicago
City or Village Township

LEGAL DESCRIPTION: Sec. 10 Twp. 39N Range 14
(Use additional sheet, if necessary)

THE WEST 17 FEET OF LOT 35, LOT 36 AND LOT 37 (EXCEPT THE WEST 17 FEET OF EACH OF LOTS 36 AND 37 CONDEMNED FOR PART OF FAIRBANKS COURT) AND THE WEST 17 FEET OF LOT 38 IN THE CIRCUIT COURT PARTITION OF THE OGDEN ESTATE, A SUBDIVISION OF BLOCKS 20, 31, AND 32 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This space for relating any special facts or circumstances involving this transaction: (Use additional sheet, if necessary).

Full actual consideration	\$ <u>42,564,000.00</u>
Less amount of personal property included in purchase	\$ <u>-0-</u>
Net consideration for real estate	\$ <u>42,564,000.00</u>
Less amount of mortgage to which the transferred real estate remains subject	\$ <u>-0-</u>
Net taxable consideration to be covered by stamp	\$ <u>42,564,000.00</u>
Amount of tax stamps (\$.28 per \$500 or part thereof of taxable consideration.)	\$ <u>21,282.00</u>

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

541 Fairbanks Corp., an Illinois corporation 541 N. Fairbanks 60611 Chicago
Name and Address of Seller (Please Print) Street or Rural Route Zip Code City

Signature: Josiah W. Brown, President
Seller or Agent

Teachers' Retirement System of the c/o Bonnett & Kahnweiler Realty 9700 West Bryn Mawr Ave. 60018 Rosemont
Name and Address of Buyer (Please Print) Street or Rural Route Zip Code City
State of Illinois

Signature: [Signature]
Buyer or Agent

Use space below for tax mailing address, if different from above.

Name Street or Rural Route Zip Code City

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WARRANTY DEED

80 825 0512

541 FAIRBANKS CORP., a corporation created and existing under and by virtue of the laws of the State of Illinois (the "Grantor"), for and in consideration of Ten Dollars (\$10.00), in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to the TEACHERS' RETIREMENT SYSTEM OF THE STATE OF ILLINOIS (the "Grantee") the "Real Estate", as hereinafter defined. For purposes of this Deed, the Real Estate shall mean the following legally described land (the "Land"); together with all rights, privileges, easements and appurtenances to the Land owned by the Grantor, including, without limitation, all mineral rights and rights-of-way, and all right, title and interest of the Grantor in and to all streets, water courses or water bodies adjacent to, abutting or serving the Land; together with all buildings and other improvements located on the Land, including, without limitation, the office building (the "Building") identified with the common address shown below. The Land is legally described as follows:

The West 17 feet Lot 35, Lot 36 and Lot 37 (except the West 17 feet of each of Lots 36 and 37 condemned for part of Fairbanks Court) and the West 17 feet of Lot 38 in the Circuit Court Partition of the Ogden Estate, a subdivision of Blocks 20, 31 and 32 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PIN Number: 17-10-210-018-0000

Common Address: 541 North Fairbanks Court, Chicago, Illinois

By acceptance hereof, the Grantee agrees that the foregoing warranty of title to the Real Estate shall not apply with respect to acts done or suffered by or judgments against the Grantee or with respect to the following matters, all of which the Grantee acknowledges are title exceptions to the Real Estate:

- Existing recorded and unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through or under the lessees.

THIS INSTRUMENT WAS PREPARED
BY: David B. Berzon, Esq.
Greenberger, Krauss & Jacobs, Chtd.
180 North LaSalle Street
Suite 2700
Chicago, Illinois 60601

AFTER RECORDING THIS
INSTRUMENT SHOULD BE
RETURNED TO:
Charles E. Alexander, Esq.
Katz Randall & Weinberg
200 North LaSalle Street
Suite 2300
Chicago, Illinois 60601

* 10 CITY OF CHICAGO *
* 10 REAL ESTATE TRANSACTION TAX *
* 5 DEPT. OF *
* 1 REVENUE AUG-2'88 *
* 10 RD. 11/28 *



7-21-230-000
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2. Real Estate Taxes for the years 1987, 1988 and subsequent years, not yet due and payable.

3. Encroachment of the beams along the east face of the Building extending beyond the property line.

4. Encroachment of the T-beams, fence posts, rails and bumpers located over the north, east and south property lines of the Real Estate as shown on the survey made by National Survey Services, Inc., survey number N-112387 dated October 14, 1987.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents by its President this 1st day of August, 1988.

541 FAIRBANKS CORP., an Illinois corporation

By: Jerald Wilson
Title: President

STATE OF)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Jerald Wilson, personally known to me to be the President of 541 Fairbanks Corp., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as such President of said Corporation, pursuant to authority given by the Board of Directors of said Corporation, as his own free and voluntary act and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 1st day of August, 1988.

Beta Kaspraker
NOTARY PUBLIC

Commission Expires: 9/27/88

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COOK
CO. NO. 015
1 8 5 5 8 3

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
R.H. 10687 AU02-'88 DEPT. OF REVENUE 999.00

COOK
CO. NO. 015
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
R.H. 10687 AU02-'88 DEPT. OF REVENUE 999.00

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
R.H. 10687 AU02-'88 DEPT. OF REVENUE 999.00

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
R.H. 10687 AU02-'88 DEPT. OF REVENUE 999.00

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
R.H. 10687 AU02-'88 DEPT. OF REVENUE 999.00

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
R.H. 10687 AU02-'88 DEPT. OF REVENUE 999.00

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COOK
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
R.H. 10687 AU02-'88 DEPT. OF REVENUE 999.00

COOK
CO. NO. 015
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
R.H. 10687 AU02-'88 DEPT. OF REVENUE 999.00

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
R.H. 10687 AU02-'88 DEPT. OF REVENUE 999.00

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CO. NO. 015
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
R.H. 10687 AU02-'88 DEPT. OF REVENUE 999.00

COOK
CO. NO. 016
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
R.H. 10687 AU02-'88 DEPT. OF REVENUE 303.00

COOK
CO. NO. 015
1 8 5 5 0 5

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
R.H. 10687 AU02-'88 DEPT. OF REVENUE 999.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
2-'88 DEPT. OF REVENUE 999.00

COOK
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COOK
CO. NO. 015
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
R.H. 10687 AU02-'88 DEPT. OF REVENUE 999.00

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
R.H. 10687 AU02-'88 DEPT. OF REVENUE 999.00

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
R.H. 10687 AUG


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COOK
CO. NO. 616
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 STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX


AUG2-'08 DEPT. OF REVENUE 999.00

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 STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX


AUG2-'08 DEPT. OF REVENUE 999.00

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 STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX


AUG2-'08 DEPT. OF REVENUE 999.00

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 STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX


AUG2-'08 DEPT. OF REVENUE 999.00

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 STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

AUG2-'08 DEPT. OF REVENUE 999.00

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 STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

AUG2-'08 DEPT. OF REVENUE 999.00

 STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

AUG2-'08 DEPT. OF REVENUE 999.00

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Property of Cook County Clerk's Office

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Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP AUG2-'08
P.O. 11431
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COOK COUNTY RECORDER

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Cook County Clerk's Office
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