

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

GMO LIMITED PARTNERSHIP, an  
Illinois limited partnership

By:   
Edward W. Ross, a General Partner

This Deed is exempt under the provisions of Paragraph (m),  
Section 4, Real Estate Transfer Tax Act.

By: , attorney  
Buyer, Seller or Representative

93278541

Date: April 13, 1993

Prepared By and Return  
To Upon Recording:

Michael E. Berger, Esq.  
Rudnick & Wolfe  
Suite 1800  
203 North LaSalle Street  
Chicago, Illinois 60601

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Return to Upon Recording and Send  
Subsequent Tax Bills To:

Capital Associates Realty Advisors  
1201 North Clark Street  
Suite 300  
Chicago, Illinois 60610

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Property of Cook County Clerk's Office

1828588

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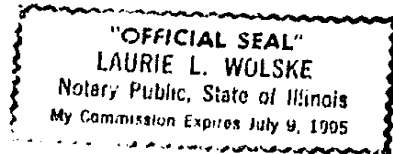
STATE OF ILLINOIS     )  
                                  )  
COUNTY OF COOK     )     SS.

I, Laurie L. Wolske, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EDWARD W. ROSS, personally known to me to be a general partner of GMO LIMITED PARTNERSHIP, an Illinois limited partnership, 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 said general partner of said partnership as his free and voluntary act and as the free and voluntary act and deed of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13<sup>th</sup> day of April, 1993.

Laurie L. Wolske  
Notary Public

Commission Expires July 9, 1995.



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Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 33 (EXCEPT THE EAST 100 FEET AND 25/100 INCH ON THE NORTH LINE, BY THE EAST 100 FEET 1-5/8 INCHES ON THE SOUTH LINE AND EXCEPT THAT PART TAKEN FOR STREET), ALL OF LOT 34, LOT 35 (EXCEPT THE WEST 17 FEET), LOT 38 (EXCEPT THE WEST 17 FEET), ALL OF LOT 39 AND WEST 1/2 OF LOT 40 (EXCEPT THAT PART TAKEN FOR STREET) IN CIRCUIT COURT PARTITION OF OGDEN ESTATE SUBDIVISION OF PARTS OF BLOCKS 20, 31 AND 32 IN KINZIE'S ADDITION TO CHICAGO OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax

Identification Nos.: 17-10-210-003-0000  
17-10-210-004-0000  
17-10-210-005-0000  
17-10-210-009-0000  
17-10-210-010-0000  
17-10-210-019-0000  
17-10-210-020-0000

Common Address: The Northwest corner of East Grand Avenue and McClurg Court, Chicago, Illinois

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General Real Estate Taxes not yet due and payable.
2. Mortgage dated November 14, 1988 and recorded November 15, 1988 as Document Number 88526917 made by American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated November 1, 1988 and known as Trust Number 106874-08, to The First National Bank of Chicago, to secure an indebtedness of \$17,400,000.00.

NOTE: Amendment to Mortgage, Personal Property Security Agreement and Assignment of Leases and Rentals dated November 28, 1989 and recorded December 4, 1989 as Document Number 89576229 from American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated November 1, 1988 and known as Trust Number 106874-08 to The First National Bank of Chicago to increase the loan amount from \$17,400,000.00 to \$19,500,000.00.

NOTE: Second Amendment to Mortgage, Personal Property Security Agreement and Assignment of Leases and Rentals dated September 25, 1990 and recorded October 25, 1990 as Document Number 90522575 from American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated November 1, 1988 and known as Trust Number 106874-08 to The First National Bank of Chicago to decrease the loan amount from \$19,500,000.00 to \$12,000,000.00.

Assignment and Acceptance of Mortgage dated December 10, 1992 and recorded December 11, 1992 as Document Number 92927322 from The First National Bank of Chicago to Capital Associates Realty Advisors not personally but solely as agent for Teachers' Retirement System of the State of Illinois. **93278541**

3. Security Interest of First National Bank of Chicago under a Financing Statement executed by American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated November 1, 1988 and known as Trust Number 106874-08 and filed November 15, 1988 as Document Number 88U28105.

Assignment from The First National Bank of Chicago to Capital Associates Realty Advisors, as agent for Teachers' Retirement System of the State of Illinois of Document Number 88U28105 by Document Number 92U21404.

4. Security Interest of The First National Bank of Chicago under Financing Statement executed by GMO Limited Partnership filed November 15, 1988 as Document Number 88U28106.

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Assignment from The First National Bank of Chicago to Capital Associates Realty Advisors, as agent for Teachers' Retirement System of the State of Illinois of Document Number 88U28106 by Document Number 92U21481.

5. Security Interest of Bennett and Kahnweiler Realty Advisors, Inc., not personally but solely as agent of Teachers' Retirement System of the State of Illinois, secured party in Financing Statement executed by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated November 1, 1988 and known as Trust Number 106874-08 and filed October 26, 1990 as Document Number 90U22525.
6. Security Interest of Bennett and Kahnweiler Realty Advisors, Inc., not personally but solely as agent of Teachers' Retirement System of the State of Illinois, secured party, in Financing Statement executed by GMO Limited Partnership and filed October 26, 1990 as Document Number 90U22526.
7. Collateral Assignment of Leases, Rents, Contracts, and Approvals dated October 25, 1990 and recorded October 25, 1990 as Document Number 90522577 from American National Bank and Trust Company, as Trustee under Trust Agreement dated November 1, 1988 and known as Trust Number 106874-08 to Bennett and Kahnweiler Realty Advisors, Inc., not personally but solely as agent of Teachers' Retirement System of the State of Illinois.
8. Intercreditor Agreement and Estoppel dated October 25, 1990 and recorded October 25, 1990 as Document Number 90522578 by and between The First National Bank of Chicago and Bennett and Kahnweiler Realty Advisors, Inc., not personally but solely as agent of Teachers' Retirement System of the State of Illinois.
9. Mortgage dated October 25, 1990 and recorded October 25, 1990 as Document Number 90522576 made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated November 1, 1988 and known as Trust Number 106874-03 to Bennett and Kahnweiler Realty Advisors, Incorporated, not personally but solely as agent of Teachers' Retirement System of the State of Illinois to secure an indebtedness of \$12,088,287.00.

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