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

Edward W. Ross, a General Partner

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

Buyer, Seller or Representative

93278541

Date: April <u>13</u>, 1993

Prepared By and Return To Upon Recording:

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

DBY303C7.DOC:03/31/90:12:41pm/cmb

Return to Upon Recording and Send Subsequent Tax 3ills To:

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

Property of Cook County Clerk's Office

STATE OF ILLINOIS) COUNTY OF COOK) SS.	
in the State aforesaid, DO HEREBY CER' personally known to me to be a general par PARTNERSHIP, an Illinois limited partner the same person whose name is subscribed before me this day in person and acknowled said instrument as said general partner of state and as the free and voluntary act and depurposes therein set forth.	rtner of GMO LIMITED ship, and personally known to me to be to the foregoing instrument, appeared dged that he signed and delivered the aid partnership as his free and voluntary seed of said partnership, for the uses and
CIVEN under my hand and official s	seal this <u>13</u> day of April, 1993.
O _N O	Laur Block
Commission Expire, July 7, 19	"OFFICIAL SEAL" LAURIE L. WOLSKE Notary Public, State of Illinois My Commission Expires July 9, 1705
	93278541
	C/O/X/S O/F/CO

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.: 17-10-210-603-0000

17-10-210-00 --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

Ave. Control Common Address: The Northwest corner of East Grand Avenue and McClurg

Court, Chicago, Illinois

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.

NO (F: 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, 1958 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 page 78542 personally but solely as agent for Teachers' Retirement System of the State of Illinois.

- 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.

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.

- Security Interest of Bennett and Kahnweiler Realty Advisors, Inc., not 5. 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.
- Security Interest of Bennett and Kahnweiler Realty Advisors, Inc., not 6. 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.
- Intercreditor Agreement and Estoppel dated October 25, 1990 and recorded 8. October 25, 1990 as Document Number 90522578 by and between The First National Bank of Chicago an d Bennett and Kahnweiler Realty Advisors, Inc., not personally but solely is agent of Teachers' Retirement System of the State of Illinois. 93278541
- 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 -10/7/5 OFFICE Teachers' Retirement System of the State of illinois to secure an indebtedness of \$12,088,287.00.

DBY30447.EXB:04/12/93:10:55pm/cmb

STATEMENT BY GRANTOR AND GRANTEE

The granter or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Mach31, 1993 Signature: Thu	AB. Elm, attorney	
7	rantor or Agent	
Subscribed and swoon to before	-	
me by the said this 3/57 day of William, 1993.	"OFFICIAL SEAL"	
· · · · · · · · · · · · · · · · · · ·	SUSAN A. BODIE	
Notary Public Sugar A. Borlie	Notary Public, State of Illinois My Commission Expires Feb. 24, 1996	
The grantee or his agent affirms and verifies that the name of the		
grantee shown on the deed or assignment of beneficial interest in		
a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold		
title to real estate in Illinois, a partnership authorized to do		
business or acquire and hold title to real estate in Illinois, or		
other entity recognized as a person and outhorized to do business		
or acquire and hold title to real estate under the laws of the State of Illinois.		
Dated March 31, 19 93 Signature: M	omas Nalum	
G	rantee or Adént	
Subscribed and sworn to before		
me by the said	"OFFICIAL SEAL"	
this 13# day of Upuc , 1993.	CAROLYN LESNER	
	NOTARY PUBLIC, STATE OF ILLINOIS \$ NY Commission Expires Aug. 19, 1995 \$	
•	***************************************	

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the illinois Real Estate Transfer Tax Act.]