

SPECIAL WARRANTY DEED

THIS DEED is made this 5th day of November, 1996, between ALLSTATE LIFE INSURANCE COMPANY, an Illinois corporation, as Grantor, and LASALLE/ST. ANDREWS/GOLUB, L.L.C. an Illinois limited liability company as Grantee, 625 N. Michigan Avenue Chicago, Illinois 60611-3110

DEPT-01 RECORDING \$29.00
T40012 TRAN 2986 11/06/96 12:40:00
#3576 # DT #--96--850255
COOK COUNTY RECORDER
DEPT-10 PENALTY \$26.00

76-28-623-DT (CTV)

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee the following described real property and premises located in the County of Cook, State of Illinois, to wit:

See legal description attached as Exhibit A

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 DEFEND, subject only to the matters set forth in Exhibit B attached hereto.

Permanent Real Estate Index Number: 17-16-204-030-0000

Address of real estate: 19 S. LaSalle Street
Chicago, Illinois

2900
2690
2690
B

96850255

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★★★
NOV-8'96 DEPT. OF REVENUE
999.00
P.B. 10776

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★★★
NOV-8'96 DEPT. OF REVENUE
999.00
P.B. 10776

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★★★
NOV-8'96 DEPT. OF REVENUE
999.00
P.B. 10776

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★★★
NOV-8'96 DEPT. OF REVENUE
999.00
P.B. 10776

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★★★
NOV-8'96 DEPT. OF REVENUE
629.00
P.B. 10776

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP NOV-8'96
P.B. 11424
999.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP NOV-8'96
P.B. 11424
999.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP NOV-8'96
P.B. 11424
314.50

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1100 1100 1100

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IN WITNESS WHEREOF, Grantor has caused these presents to be signed at Northbrook, Illinois, the day and year first above written.

GRANTOR:

ALLSTATE LIFE INSURANCE COMPANY



By: K. S. Khindla

By: B. S. Brown
Its Authorized Signatories

This instrument prepared by: Kristine Leston, Esq., Allstate Insurance Company, 3075 Sanders Road, Northbrook, IL 60062

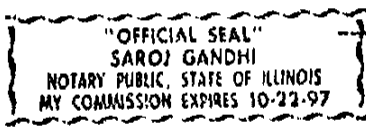
Mail to:
Herbert T. Linn
Pedersen + Haupt
161 N. Clark St., Suite 3100
Chicago, Ill 60601

Send subsequent tax bills to:
St. Anthony Properties, Inc.
Attn: Joel Hirsch
155 S. LaSalle
Suite 3500
Chicago, Illinois 60603

Recorder's Office Box No.: _____

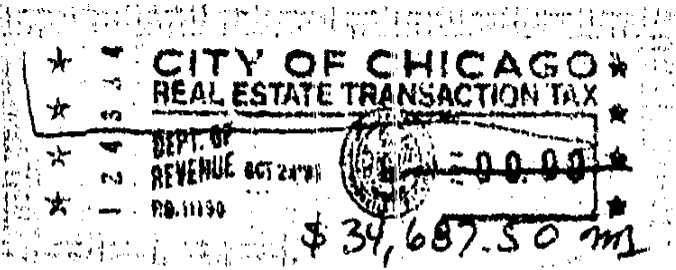
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 1st day of November, 1996, by Kenneth S. Khindla and Barbara S. Brown



S. Gandhi
Notary Public

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EXHIBIT A

PARCEL 1:

THOSE PARTS OF ORIGINAL LOTS 2 AND 3 IN BLOCK 118 IN SCHOOL SECTION ADDITION TO CHICAGO, A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID ORIGINAL LOT 3; THENCE NORTH TO A POINT 100 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE WEST CROSSING THE WEST 1/2 OF SAID LOT 3, AND ALONG THE SOUTH LINES OF SUB-LOTS 1 TO 3 IN THE CHICAGO HYDRAULIC COMPANY'S SUBDIVISION OF ORIGINAL LOTS 1 AND 2 IN SAID BLOCK 118, TO THE SOUTHWEST CORNER OF SAID SUB-LOT 3; THENCE SOUTH TO THE SOUTH LINE OF SAID ORIGINAL LOT 2; THENCE EAST TO THE POINT OF BEGINNING (EXCEPTING THAT PART THEREOF LYING NORTH OF THE SOUTH LINES OF SUB-LOTS 1 TO 3 AFORESAID, EXTENDED EAST ACROSS THE WEST 1/2 OF THE ORIGINAL LOT 3 AFORESAID; ALSO EXCEPTING THAT PART THEREOF FALLING IN ARCADE PLACE AS NOW LOCATED) IN COOK COUNTY, ILLINOIS;

PARCEL 2:

LOT 2 AND THE SOUTH 2 FEET IN WIDTH OF LOT 1 IN MAJOR'S SUBDIVISION OF SUB-LOTS 4 TO 6, SUB-LOT 8 AND THE WEST 15 FEET OF SUB-LOT 9 (EXCEPT THOSE PARTS OF SAID SUB-LOTS 6 AND 8 TAKEN FOR THE OPENING OF LASALLE STREET) IN THE CHICAGO HYDRAULIC COMPANY'S SUBDIVISION OF ORIGINAL LOTS 1 AND 2 IN BLOCK 118, WITH THE PROPORTIONATE SURPLUS OF THE BLOCK, IN THE SCHOOL SECTION ADDITION TO CHICAGO, A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MAJOR'S SUBDIVISION RECORDED MAY 23, 1867, IN BOOK 164 OF MAPS, PAGE 194, IN COOK COUNTY, ILLINOIS;

PARCEL 3:

THAT PART OF ORIGINAL LOT 1 IN BLOCK 118 LYING WEST OF THE WEST LINE OF LOT 2 AND THE SOUTH 2 FEET IN WIDTH OF LOT 1 IN MAJOR'S SUBDIVISION OF SUB-LOTS 4, 5, 6 AND 8 AND THE WEST 15 FEET OF SUB-LOT 9 (EXCEPT THAT PART OF SUB-LOTS 6 AND 8 TAKEN BY THE OPENING OF LASALLE STREET) IN THE CHICAGO HYDRAULIC COMPANY'S SUBDIVISION OF ORIGINAL LOTS 1 AND 2 IN SAID BLOCK 118 AND LYING BETWEEN THE WESTERLY EXTENSIONS OF THE NORTH AND SOUTH LINES OF AFORESAID LOT 1 AND THE SOUTH 2 FEET IN WIDTH OF LOT 1 IN MAJOR'S SUBDIVISION AFORESAID, ALL IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 4:

ALL OF THAT PART OF ARCADE PLACE LYING SOUTH OF THE NORTH LINE OF ARCADE PLACE, AS

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SAID NORTH LINE WAS ESTABLISHED BY ORDINANCE DATED MARCH 16, 1868, LYING WEST OF THE EAST LINE AND THE EAST LINE EXTENDED SOUTH OF THE WEST 1/2 OF SAID ORIGINAL LOT 3 IN BLOCK 118, SCHOOL SECTION ADDITION AFORESAID AND LYING EAST OF EAST LINE OF LASALLE STREET AS NOW LOCATED (EXCEPTING THEREFROM THE SOUTH 1/2 THEREOF WHICH IS NORTH OF AND ADJOINING LOTS 30, 31 AND 32 IN ASSESSOR'S DIVISION OF BLOCK 118 IN SCHOOL SECTION ADDITION AFORESAID) IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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