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AGREEMENT TO BE RECORDED  
BETWEEN DOROTHY HALE DUNBAR  
AND CONCORD COLLEGE FOUNDATION,  
INC.

COOK COUNTY  
RECORDER  
JESSE WHITE  
BRIDGEVIEW OFFICE

**0001**	
RECORDING #	27.00
MAIL #	0.50
96166349 #	
SUBTOTAL	27.50
CHECK	27.50

LEGAL DESCRIPTION:

02/23/96

2 PURC CTR  
0034 MCH 15:24

Unit Number 1204, in the Michigan Place Condominium, as delineated on a survey of the following described real estate:

Part of Certain Lots in Block 13, in Canal Trustees Subdivision of the South fractional 1/4 of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, and that part of Lot 2 in the subdivision of Block 13 in the subdivision by the Commissioners of Illinois and Michigan Canal of the South fractional 1/4 of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian described as follows: Beginning at a point in the South line of Lot 2, 69 Feet east from the South west corner thereof; thence running east 60 feet; thence running north to the north line of said Lot 2; thence west 60 feet; thence south to the point of beginning which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 26004874, and filed as Document Number LR3232857, and amended by Amended and Restated Declaration of Condominium recorded as Document Number 88-560032, and as amended from time to time, together with its undivided percentage interest in the Common Elements, in Cook County, Illinois.

P.I.N.: 17-03-211-022-1036

Commonly known as: 110 E. Delaware Place, Unit 1204, Chicago, IL 60611



MAIL TO:  
DOROTHY HALE DUNBAR  
110 E. Delaware Place  
Unit 1204  
Chicago, IL 60611

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## AGREEMENT

THIS AGREEMENT made this 28th day of December, 1995, by and between DOROTHY HALE DUNBAR, (hereinafter referred to as "Dunbar"), and CONCORD COLLEGE FOUNDATION, INC., (hereinafter referred to as "Concord").

WHEREAS, Dunbar is the owner of a condominium, Unit 1204, located at 110 East Delaware Place, Michigan Place Condominium, Chicago, Illinois 60611, being more particularly described in a Trust Agreement dated the 26th day of June, 1989, and known as Trust Agreement 94593, recorded in the Recorder's Office, Box Number 231-NCR, in the State of Illinois, County of Cook, City of Chicago, entitled "DOROTHY HALE DUNBAR, TRUSTEE OF THE DOROTHY HALE DUNBAR DECLARATION OF TRUST DATED MARCH 6, 1986". A copy of said instrument is recorded in the Recorder's Office of the State of Illinois, County of Cook, as Certificate Number 91259533, a copy of which is attached hereto as Exhibit A and made a part hereof as if set out herein verbatim; and

WHEREAS, Dunbar desires to deed said real estate to Concord which is a charitable foundation recognized by the Internal Revenue Service to receive charitable bequests, SUBJECT TO HER LIFE ESTATE IN SAID CONDOMINIUM, and

WHEREAS, Dunbar shall make said incremental conveyances as follows:

1. One-Third (1/3) in calendar year 1995;
2. One-Third (1/3) in calendar year 1996; and
3. One-Third (1/3) in calendar year 1997.

It is mutually agreed by the parties to this Agreement that

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consideration for this transfer of real property is to allow Dunbar to make a charitable contribution to Concord. During the life of Dunbar, she shall continue to:

1. Live in the property conveyed rent free.
2. Pay all maintenance fees assessed against the property.
3. Maintain the property in its present state, normal wear and tear excepted.
4. She shall pay all utilities.
5. Pay all real estate and other taxes assessed against the property.
6. She will maintain fire and other casualty insurance on the property in an amount not less than Three Hundred Thousand Dollars (\$300,000.00).
7. In addition, she will also maintain liability insurance on the property in an amount not less than One Million Dollars (\$1,000,000.00).

It is further mutually agreed by the parties hereto that in the event Dunbar should die prior to completing the incremental conveyances of title to this property to Concord that she, simultaneously upon signing this instrument, bequeath in her Last Will & Testament said property to Concord.

WITNESS the following signatures and seals.

  
DOROTHY HALE DUNBAR

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CONCORD COLLEGE FOUNDATION, INC.

BY J. Douglas Machesney  
ITS Secretary

STATE OF WEST VIRGINIA,  
COUNTY OF MERCER, TO-WIT:

I, the undersigned, a Notary Public within and for the County and State aforesaid, do hereby certify that DOROTHY HALE DUNBAR, whose name is signed to the foregoing Agreement, bearing date the 28th day of December, 1995, has this day personally appeared before me and acknowledged the same in my said County and State.

Given under my hand this 14th day of February, 1996.



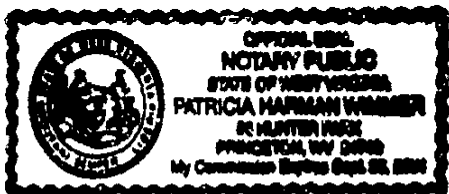
9256001  
Patricia Harman Winner  
Notary Public

\*\*\*\*\*  
STATE OF WEST VIRGINIA,  
COUNTY OF MERCER, TO-WIT:

I, the undersigned, a Notary Public within and for the County and State aforesaid, do hereby certify that Doug Machesney for CONCORD COLLEGE FOUNDATION, INC., whose name is signed to the foregoing Agreement, bearing date the 28th day of December, 1995, has this day personally appeared before me and acknowledged the same in my said County and State.

Given under my hand this 14th day of February, 1996.

My commission expires: 9256001



Patricia Harman Winner  
Notary Public

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