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WARRANTY DEED AND LAND LEASE ASSIGNMENT

97201700

THE GRANTOR EAST WATER PLACE L.P., an Illinois Limited Partnership, organized under the laws of the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid conveys, warrants and assigns to: L. Robert Artoe and Kathleen Marie Priester, 155 N. Harbor Drive, #2604, Chicago, Illinois 60601

DEPT-01 RECORDING \$25.00
T#0012 TRAN 4406 03/24/97 15:08:00
#6731 CG *-97-201700
COOK COUNTY RECORDER

as tenants in common, with life estate to survivor, all Grantor's interest (as better defined below) in and to the Real Estate described as Parcel 1 on the attached Exhibit.

Grantor's interest in the said real estate consists of ownership of the buildings and improvements located on the land and a leasehold estate created by an instrument referred to as the Master Lease, executed by The Chicago Dock & Canal Trust, an Illinois business trust, as lessor, and Ogden Partners North, Inc., an Illinois corporation, as lessee, dated January 1, 1996 and recorded May 23, 1996 as Document 96392436, and amended by Lease Addendum dated May 12, 1996 and recorded May 23, 1996 as Document 96392437, which Addendum substituted Grantor herein, East Water Place, L.P. as lessee, and Second Lease Addendum dated June 11, 1996, and recorded June 19, 1996 as Document 96470154, which Lease and Addendums demise the land for a term of years beginning in 1996 and ending December 31, 2094

Grantor further grants and assigns from its interest in the said Master Lease the easement shown as Parcel 2 on the attached Exhibit.

Grantor Further Grants To Grantee, Their Successors And Assigns, As Rights And Easements Appurtenant To The Above-Described Real Estate, The Rights And Easements For The Benefit Of Said Property Set Forth In The Aforementioned Declaration, And Grantor Reserves To Itself, Its Successors And Assigns, The Rights And Easements Set Forth In Said Declarations For The Benefit Of The Remaining Property Described Therein.

This Deed Is Subject To All Rights, Easements, Restrictions, Conditions, Covenants And Reservations Contained In Said Declarations, The Same As Though The Provisions Of Said Declarations Were Recited And Stipulated At Length Herein.

Dated: March 20, 1997

EAST WATER PLACE, L. P.,
an Illinois limited partnership

By: OGDEN PARTNERS NORTH, INC.,
its general partner

By Mark R. Ordower
Mark R. Ordower, Its President

97201700

This Instrument Prepared by: Mark R. Ordower & Assoc., 120 N. LaSalle, #2900, Chicago, Illinois 60602
Send Subsequent Tax Bills to: L. Robert Artoe & Kathleen M. Priester, 424-C E. North Water St, Chg, IL 60611

BOX 333-CTI

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LEGAL DESCRIPTION

of premises commonly known as 424-C East North Water Street, Chicago, Illinois 60611

PARCEL 1: 424-C East North Water Street: The North 21.09 Feet of the South 64.83 Feet of the West 60.25 Feet of That Part Lying East of a Line Drawn Perpendicular to the South Line Thereof Through a Point Therein 212.05 Feet East of the Southwest Corner Thereof of the Following Described Property, Taken as a Tract: The West 563 Feet of Block 6 (Excepting the Southerly 6.50 Feet Thereof) in Cityfront Center, Being a Resubdivision in the North Fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, According to the Plat Thereof Recorded February 24, 1987 as Document 87106320, in Cook County, Illinois.

PARCEL 2: Easement for the Benefit of Parcel 1 Aforesaid for Ingress and Egress Over Portions of the Common Areas as Delineated on the Survey Attached to the Declaration of Easements, Restrictions, and Covenants for East Water Place Recorded November 13, 1996 as Document 96865968.

Permanent Real Estate Index Number 17-10-221-008-0000

Address of Real Estate 424-C East North Water Street, Chicago, Illinois 60611

MAIL TO:

424-C East North Water Street
Chicago, Ill. 60611

SEND SUBSEQUENT TAX BILLS TO:

SATP

OR RECORDER'S OFFICE BOX NO. _____

clsgdoc.ewp-102296

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