

TRUSTEE'S DEED IN TRUST

THIS INDENTURE, dated JANUARY 14, 1998 between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a certain Trust Agreement, dated JUNE 11, 1971 known as Trust Number 75802 party of the first part, and

(Reserved for Recorders Use Only)

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee under the provisions of a certain Trust Agreement, dated OCTOBER 6, 1989, and known as Trust Number 109745-09, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As This deed corrects the legal description contained in those deeds previously recorded in 17-10-304-220
Property Index Number document nos. 90038930, 90038981, 90038982, 90038983, 90038984 and 90038985.
together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON THE ATTACHED PAGE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the grantee Trustee named herein, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereon affixed, and has caused its name to be signed to these presents by one of its officers, the day and year first above written.

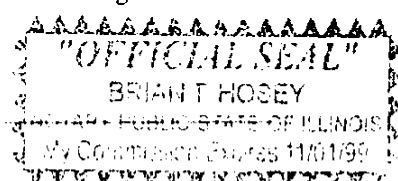
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally.

Prepared By:
American National Bank and Trust
Company of Chicago

By [Signature]
EILEEN F. NEARY TRUST OFFICER

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
COUNTY OF COOK) EILEEN F. NEARY TRUST OFFICER an officer of American National Bank and Trust
Company of Chicago 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 said officer of said association signed and delivered this instrument as
a free and voluntary act, for the uses and purposes therein set forth.
GIVEN under my hand and seal, dated JANUARY 14, 1998.

[Signature]
NOTARY PUBLIC



MAIL TO: Melvin K. Lippe, Altheimer & Gray, 10 S Wacker Dr, Ste. 4000, Chicago IL 60606

Lawyers Title Insurance Corporation

25152-71

UNOFFICIAL COPY

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 98 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

REV: 1996

beginning at the point of intersection of the south line of said E. South Water Street, 92.00 feet wide, with a line 211.00 feet, measured perpendicularly, east from and parallel with the east line of N. Beaudin Court, 50.00 feet wide, vacated by ordinance passed by the City Council of the City of Chicago on the 5th day of July, 1972 and recorded in said Recorder's Office on the 5th day of December, 1972 as Document Number 2212086; and running thence north along said parallel line, and along a northward extension thereof, a distance of 25.14 feet to an intersection with a line 20.66 feet, measured perpendicularly, south from and parallel with the center line of said E. South Water Street, 92.00 feet wide; thence east along said parallel line a distance of 136.50 feet to an intersection with a southward extension of the west line of N. Steeple Avenue, 74.00 feet wide, as said N. Steeple Avenue was dedicated by said instrument recorded in said Recorder's Office on the 3rd day of May, 1972 as Document Number 2189519; thence south along said southward extension of said west line of N. Steeple Avenue a distance of 25.14 feet to an intersection with said south line of E. South Water Street, and thence west along said south line of E. South Water Street, a distance of 136.50 feet to the point of beginning, in Cook County, Illinois.

The property and space lying above and extending upward from the inclined planes establishing the upper limits of the land, property and space dedicated for E. South Water Street, 92.00 feet wide, by instrument recorded in the Recorder's Office of Cook County, Illinois on the 3rd day of May, 1972 as Document Number 2189519, and lying within the boundaries, projected vertically (based from surface of the earth of that part of the lands lying east of and adjoining fore Dearborn Addition to Chicago being the whole of the Southwest Fractional Quarter of Section 10, Township 33 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

PARCEL 2:

beginning at the point of intersection of a line 211.00 feet, measured perpendicularly, east from and parallel with the east line of N. Beaudin Court, 50.00 feet wide, vacated by ordinance passed by the City Council of the City of Chicago on the 5th day of July, 1972 and recorded in the Recorder's Office of Cook County, Illinois on the 5th day of December, 1972 as Document Number 2212086; with the south line of E. South Water Street, 92.00 feet wide, as said E. South Water Street was dedicated by instrument recorded in said Recorder's Office on the 3rd day of May, 1972 as Document Number 2189519, and turning thence east along said south line of E. South Water Street a distance of 136.50 feet to an intersection with the west line of N. Steeple Avenue, 74.00 feet wide, as said line is defined in the Amended Lake Front Ordinance passed by the City Council of the City of Chicago on the 17th day of September, 1969; thence south along said west line of N. Steeple Avenue (said west line being a line 177.50 feet, measured perpendicularly, east from and parallel with said east line of vacated N. Beaudin Court) a distance of 297.673 feet to the northeast corner of Parcel K, in Block of Mid-America, a subdivision of the Prudential and Illinois Central Subdivision (which subdivision was recorded in said Recorder's Office on the 20th day of November, 1957 in Book 504 of Plate at Pages 1 to 11, both inclusive, as Document Number 17069214); thence west along the north line of said parcel K, a distance of 136.50 feet to an intersection with said line 211.00 feet, measured perpendicularly, east from and parallel with said east line of vacated N. Beaudin Court; and thence north along said parallel line a distance of 297.673 feet to the point of beginning, in Cook County, Illinois.

PARCEL 1:

That part of the lands lying east of and adjoining fore Dearborn Addition to Chicago, being the whole of the Southwest Fractional Quarter of Section 10, Township 33 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

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Property of Cook County Clerk's Office

PARCEL 3:

Perpetual right and easement for the benefit of Parcels 1 and 2 to place, maintain and repair (and to replace if destroyed) the structure, foundations and supports at the approximate locations within dedicated East South Water Street as shown and described on Sheet 2 of Plat of Dedication dated April 14, 1972 made by Illinois Central Railroad Company, recorded May 3, 1972 as Document Number 21889519, as:

- (1) Reserved in Plat of Dedication recorded as Document Number 21889519 and
- (2) Conveyed by Deed dated October 7, 1976 and recorded October 7, 1976 as Document Number 23665777, made by Illinois Central Gulf Railroad Company, a Corporation of Delaware, to American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust No. 75802; and
- (3) Conveyed by Deed dated October 6, 1977 and recorded October 11, 1977 as Document Number 2414653, made by Illinois Central Gulf Railroad Company to American National Bank and Trust Company of Chicago, as Trustee under Trust No. 75802, in Cook County, Illinois.

PARCEL 4:

Easements as created by Boulevard Towers Easements, Reservations, Covenants and Restrictions by and among American National Bank and Trust Company of Chicago, as Trustee under Trust No. 46448, American National Bank and Trust Company of Chicago, as Trustee under Trust No. 55461, and American National Bank and Trust Company of Chicago, as Trustee under Trust No. 75802, dated June 13, 1983 and recorded June 29, 1983 as Document Number 26665607 for parking, pedestrian areas, domestic water supply, sprinkler and fire protection, support, ground water drainage system, and energy management system and as amended by Amendment of Boulevard Towers Easements, Reservations, Covenants and Restrictions dated October 16, 1986 recorded October 24, 1986 as Document Number 86496543.

PARCEL 5:

Slab support easement for the benefit of Parcels 1 and 2 created by Slab Support Easement dated November 15, 1979 and recorded December 5, 1979 as Document Number 25268635, made by Metropolitan Two Illinois Center in favor of American National Bank and Trust Company of Chicago, as Trustee under Trust No. 75802, to utilize certain structures or property described therein to support structures on Parcels 1 and 2.

PARCEL 6:

Reciprocal easements for the use of the concourse level of "Two Illinois Center" as created by Reciprocal Easement Agreement by and between Metropolitan Two Illinois Center and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated June 11, 1971 known as Trust No. 75802, and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated September 1, 1979 known as Trust No. 46448, dated February 2, 1982 and recorded February 3, 1982 as Document Number 26133433, in Cook County, Illinois.

Permanent Index Nos. 17-10-304-020

Commonly known as vacant land bounded by East South Water Street, Lake Street and North Stetson, Chicago, Illinois.

I HEREBY DECLARE THAT THIS DEED REPRESENTS A TRANSACTION SUBJECT UNDER THE PROVISIONS OF SECTION 4, OF THE REAL ESTATE TRANSFER ACT. *UBRae*

112497 *UBRae*

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97-05152

Property of Cook County Clerk's Office

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF COOK)

BOULEVARD TOWERS EAST ASSOCIATES being duly sworn on January 16, 1998. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons.

(A) Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

OR

- B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.
 1. The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
 2. The division of lots or blocks of less than 1 acre of any recorded subdivision which does not involve any new streets or easements of access;
 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
 4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;

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7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access; or
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, and determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Please see the attached signatures .

SUBSCRIBED and SWORN to before me
this _____ day of _____, 19____.

NOTARY PUBLIC

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98050298

Any liability of Boulevard Towers East Associates ("BTE") hereunder shall be collected solely from the assets and property of BTE. No partner of BTE nor any such partner's separate property shall be subject to any liability hereunder. A deficit capital account of any partner of BTE shall not be or be deemed an asset or property of BTE.

BOULEVARD TOWERS EAST ASSOCIATES, an Illinois general partnership

By: Metropolitan Structures, an Illinois general partnership, a general partner

By: Metco Properties, an Illinois limited partnership, a general partner

By: P. [Signature]
a general partner

By: The Prudential Insurance Company of America

By: [Signature]
Its: _____

Property of Cook County Clerk's Office

Date _____
Signature _____
Part. No. _____
EXEMPT under Part Estate Transfer Tax Act Sec. 4
OMB 98104 Part

(acknowledgment on following page)

STATE OF ILLINOIS)
) SS:
COUNTY OF Cook)

Before me, a Notary Public in and for said County and State, personally appeared Barbara J. Davis, a general partner of METCO PROPERTIES, an Illinois limited partnership, general partner of METROPOLITAN STRUCTURES, an Illinois general partnership, general partner of BOULEVARD TOWERS EAST ASSOCIATES, an Illinois general partnership, who acknowledged that she/he did execute the foregoing instrument and that the same was her/his free act and deed individually and in her/his capacity indicated above, and the free act and deed of the partnership on behalf of BOULEVARD TOWERS EAST ASSOCIATES.

IN WITNESS WHEREOF, I have hereunder set my hand and seal this 16th day of January, 1998.

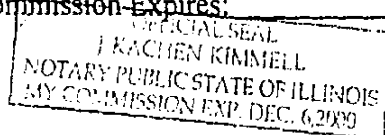
Notary Public
Name: Maria S. Thompson
My Commission Expires: March 7, 1999

STATE OF ILLINOIS)
) SS:
COUNTY OF Cook)

Before me, a Notary Public in and for said County and State, personally appeared Bernard Buchholz of THE PRUDENTIAL INSURANCE COMPANY OF AMERICA (a ~~non~~ corporation), a general partner of BOULEVARD TOWERS EAST ASSOCIATES, an Illinois general partnership, who acknowledged that she/he did execute the foregoing instrument and that the same was her/his free act and deed individually and in her/his capacity indicated above, and the free act and deed of the corporation on behalf of BOULEVARD TOWERS EAST ASSOCIATES.

IN WITNESS WHEREOF, I have hereunder set my hand and seal this 16 day of January, 1998.

Notary Public
Name: Bernard Buchholz
My Commission Expires: _____



STATEMENT BY GRANTOR AND GRANTEE

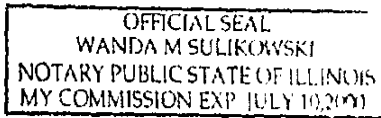
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: January 19, 1998

[Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO before me by the said PERSON this 19th day of JANUARY 1998.

[Signature]
Notary Public



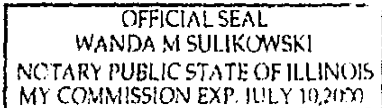
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: January 19, 1998

[Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO before me by the said PERSON this 19th day of JANUARY 1998.

[Signature]
Notary Public



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 Act.]

25150-117

PROPERTY OF COOK COUNTY CLERK'S OFFICE