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This document prepared by

City of Evanston
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Attn: Herbert D. Hill

Common Address:
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Evanston, Illinois

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99557363

5582/0007 04 001 Page 1 of 4
1999-06-10 08:59:36
Cook County Recorder 27.00



282 CTR 78/5590 DI COX

SPECIAL WARRANTY DEED

THIS INDENTURE, WITNESSETH, THAT The City of Evanston, a municipal corporation (the "Grantor"), of the County of Cook and State of Illinois, for and in consideration of the sum of Two-Million Eighty-Six Thousand Fifty-Two and 00/100 Dollars (\$2,086,052.00) in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, by these presents does remise, release, alien and convey unto Church Street Plaza, L.C., an Illinois LLC, (the "Grantee"), whose address is 5 Revere Drive, Suite 300, Northbrook, Illinois, the following described real estate situated in Cook County, Illinois, to wit:

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JP

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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 real estate, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the real estate, with the appurtenances, unto the Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise, and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that the real estate, against all persons lawfully claiming, or to claim the same, by, through or under it, the Grantor WILL WARRANT AND DEFEND subject to the Permitted Exceptions described on Exhibit B, attached hereto and made a part hereof.

And the 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 or execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set hand and seal as of the 3rd day of June, 1999.

The City of Evanston, a municipal corporation

By: Roger Crum
Name: Roger Crum
Its: City Manager

Attest: Mary Morris
Name: Mary Morris
Its: City Clerk

CITY OF EVANSTON
EXEMPTION

Mary Morris

CITY CLERK

BOX 333-CT1

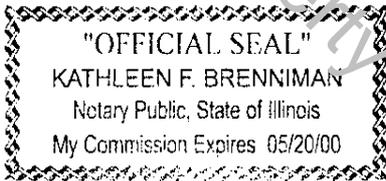
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and of and residing in said County, in the State aforesaid, DO HEREBY CERTIFY that Roger Crum, who is personally known to me to be the City Manager of THE CITY OF EVANSTON, a municipal corporation, and Mary P. Morris, who is personally known to me to be the City Clerk of said municipal corporation, appeared before me this day in person and acknowledged that they signed, sealed and delivered the same instrument as the respective City Manager and City Clerk of said municipal corporation, as their free and voluntary act and the free and voluntary act of said municipal corporation, pursuant to authority granted to them by the City Council of the municipal corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 3d day of June, 1999.



Kathleen F. Brenniman
Notary Public

After recording mail to: Sonnenschein Nath & Rosenthal
Mark Yates
8000 Sears Tower
Chicago IL 60606

Exempt under provisions of Paragraph B, Section 4,
Real Estate Transfer Tax Act.

5-17-99 1999
Date

Rosenthal NY
Buyer, Seller or Representative

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EXHIBIT A

LOT 1 OF THE CHURCH MAPLE RESUBDIVISION BEING A RESUBDIVISION OF PART OF DEMPSTER'S SUBDIVISION OF BLOCK 66 OF THE VILLAGE OF EVANSTON, COOK COUNTY, ILLINOIS; PART OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY (FORMERLY CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD RIGHT OF WAY); PART OF BLOCK 18 IN THE VILLAGE OF EVANSTON; ALL OF BLOCKS 2 AND 3 IN CIRCUIT COURT SUBDIVISION IN PARTITION OF LOT 22 IN THE COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS; AND PART OF VACATED CLARK STREET AND EAST RAILROAD AVENUE; BEING IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS.

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EXHIBIT B

Permitted Exceptions

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1. Without the express prior written consent of the City of Evanston, Illinois, no parcel or portion of any parcel shall be sold or leased or otherwise disposed of by the Grantor or any affiliate of Grantor to a tax exempt entity, if the result thereof would be to exempt the property or any portion thereof, from the payment of real estate taxes.

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