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EXHIBIT A

LEGAL DESCRIPTION

The following described property: commonly known as 999 and
1111 East Touhy Avenue,
Des Plaines, Illinois

PARCEL 1: 09-32401-019
LOT 1 IN O'HARE NORTH WEST OFFICE PARK SUBDIVISION, A SUBDIVISION OF
PART OF THE NORTH WEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2: 09-32-101-021 DBO
LOT 3 IN O'HARE NORTH WEST OFFICE PARK SUBDIVISION, A SUBDIVISION OF
PART OF THE NORTH WEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;
ALSO

PARCEL 3:
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 and 2,
BOTH INCLUSIVE, AS CREATED BY AGREEMENT DATED DECEMBER 12, 1975, MADE
BY AND BETWEEN LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO.
48605 (GRANTOR), FIRST CHICAGO REALTY SERVICES CORPORATION
(MORTGAGEE), AND LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO.
46595 (GRANTEE), AND RECORDED DECEMBER 16, 1975 AS DOCUMENT 23325794
OVER AND ACROSS THE FOLLOWING:
THE NORTH 60.0 FEET, AS MEASURED AT RIGHT ANGLES AND CONCENTRIC WITH
THE NORTHERLY LINE, OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT
PART OF THE NORTH 2/3 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF THE
NORTH WEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE
THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED
LINE: BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE
NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 32 AFORESAID, 634.43
FEET SOUTH OF THE NORTH WEST CORNER THEREOF (SAID WEST LINE HAVING A
BEARING OF SOUTH 0 DEGREES 14 MINUTES 58 SECONDS WEST FOR THE PURPOSES
OF THIS DESCRIPTION); THENCE NORTH 88 DEGREES 32 MINUTES 18 SECONDS
EAST A DISTANCE OF 157.28 FEET TO A POINT ON A CURVE HAVING A RADIUS
OF 576.94 FEET AND BEING CONCAVE TO THE NORTH WEST; THENCE
NORTHEASTERLY ALONG SAID CURVE (THE CHORD OF SAID CURVE BEARING NORTH
58 DEGREES 48 MINUTES 38 SECONDS EAST, A DISTANCE OF 390.77 FEET) AN
ARC DISTANCE OF 398.65 FEET TO A POINT ON ANOTHER CURVE, WHICH HAS A
RADIUS OF 490.0 FEET AND BEING CONCAVE TO THE SOUTH WEST, SAID POINT
BEING 2.78 FEET SOUTHEASTERLY (AS MEASURED ALONG THE ARC OF SAID CURVE
FROM A POINT WHICH LIES 444.00 FEET SOUTH (AS MEASURED AT RIGHT
ANGLES) FROM THE NORTH LINE OF SAID NORTH WEST 1/4 OF SECTION 32 AND
175.0 FEET WEST (AS MEASURED AT RIGHT ANGLES) FROM THE EAST LINE OF
SAID NORTH WEST 1/4 OF SECTION 32 AND LYING WESTERLY OF THE FOLLOWING
DESCRIBED LINE:
COMMENCING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH
2/3 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 32 WITH THE
WESTERLY LINE OF THE RIGHT OF WAY OF THE ILLINOIS STATE TOLL HIGHWAY
COMMISSION WHICH WAS ACQUIRED BY CONDEMNATION FILED AS CASE NUMBER
57-S-1501; THENCE NORTH 0 DEGREES 17 MINUTES EAST ALONG SAID WESTERLY
LINE OF THE RIGHT OF WAY OF THE ILLINOIS STATE TOLL HIGHWAY
COMMISSION, A DISTANCE OF 145.7 FEET TO A POINT OF CURVATURE; THENCE
NORTHWESTERLY ALONG A CURVED LINE CONCAVE TO THE SOUTH WEST, HAVING A
RADIUS OF 490.00 FEET AND CENTRAL ANGLE OF 31 DEGREES 30 MINUTES A
DISTANCE OF 312.42 FEET TO A POINT, DISTANT 444 FEET SOUTH MEASURED AT
RIGHT ANGLES FROM THE NORTH LINE OF SAID NORTH WEST 1/4 OF SECTION 32
AND DISTANT 175 FEET WEST MEASURED AT RIGHT ANGLES FROM THE EAST LINE
OF SAID NORTH WEST 1/4 OF SECTION 32; EXCEPTING THEREFROM THE
FOLLOWING:
BEGINNING AT THE SOUTH WEST CORNER OF THE NORTH 2/3 OF THE EAST 1/2 OF
THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SAID SECTION 32; THENCE

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EAST 156.30 FEET ALONG THE SOUTH LINE OF THE SAID NORTH 2/3; THENCE NORTHWESTERLY 68.02 FEET AT A LEFT DEFLECTION OF 145 DEGREES 50 MINUTES 15 SECONDS WITH THE LAST DESCRIBED COURSE TO A POINT 'A'; THENCE NORTHWESTERLY 114.70 FEET ALONG AN ARC OF A CIRCULAR CURVE CONCAVE TO THE LEFT WITH A RADIUS OF 3944.72 FEET, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE OF SAID POINT 'A' TO THE WEST LINE OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SAID SECTION 32; THENCE SOUTH 101.30 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING OF EXCEPTION, ALL IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RESERVATION IN WARRANTY DEED BY JACOB A. KELLEN AND HELEN E. KELLEN, HIS WIFE, AND JOHN P. KELLEN AND BARBARA M. KELLEN, HIS WIFE TO CROW-GLAZE NO. 5 A PARTNERSHIP, DATED OCTOBER 5, 1968 AND RECORDED OCTOBER 22, 1968 AS DOCUMENT 20652556 OVER AND ACROSS THE WEST 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EASTERLY THREE HUNDRED AND FORTY-TWO (342) FEET (AS MEASURED ALONG TOUHY AVENUE) OF THAT PART OF THE WEST HALF OF THE NORTH EAST 1/4 OF THE NORTH WEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SAID SECTION 32, SAID POINT BEING 453.3 FEET SOUTH OF A CROSS IN THE PAVEMENT AT THE NORTHWEST CORNER OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SAID SECTION 32; THENCE SOUTHEASTERLY 19.1 FEET ALONG A STRAIGHT LINE MAKING AN ANGLE FROM NORTH TO SOUTH EAST OF 109 DEGREES 50 MINUTES WITH WEST LINE OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SAID SECTION 32 TO A POINT "A"; THENCE SOUTHEASTERLY 704.6 FEET ALONG A CIRCULAR CURVE TO THE RIGHT WITH A RADIUS OF 3944.72 FEET, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AT A POINT "A" TO EAST LINE OF THE WEST HALF OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SAID SECTION 32, SAID POINT BEING 543.5 FEET NORTH OF THE SOUTH EAST CORNER OF THE WEST HALF OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 32 AFORESAID; LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SAID SECTION 32, DISTANT 50.0 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 32, AS MEASURED AT RIGHT ANGLES FROM SAID NORTH LINE OF SECTION 32; THENCE SOUTHEASTERLY IN A STRAIGHT LINE A DISTANCE 684.26 FEET TO A POINT IN THE EAST LINE OF THE WEST HALF OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SAID SECTION 32, DISTANT 70.0 FEET SOUTHERLY OF SAID NORTH LINE OF SECTION 32, AS MEASURED AT RIGHT ANGLES FROM SAID NORTH LINE OF SECTION 32; ALL IN COOK COUNTY, ILLINOIS

ALSO AS SHOWN ON O'HARE NORTH WEST OFFICE PARK SUBDIVISION, AFORESAID. RECORDED AS DOCUMENT 23568729 AS TO THE WEST 30 FEET OF LOT 2 IN O'HARE NORTH WEST OFFICE PARK SUBDIVISION, AFORESAID

PARCEL 5:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY O'HARE NORTH WEST OFFICE PARK SUBDIVISION IN THE NORTH WEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED JULY 22, 1976 AS DOCUMENT 23568729 OVER AND ACROSS A 30 FOOT STRIP OF LAND IN LOT 2 IN O'HARE NORTH WEST OFFICE PARK SUBDIVISION, AFORESAID, AS SHOWN ON SAID SUBDIVISION

PARCEL 6:

EASEMENT FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER, ACROSS, AND UPON ALL STREETS, ROADS, ALLEYS, AND WAYS NOW OR HEREAFTER LOCATED, AND FOR PARKING UPON ALL PUBLIC PARKING AREAS NOW OR HEREAFTER LOCATED FOR THE BENEFIT OF PARCEL 1 AS CREATED BY A RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 29, 1976 AS DOCUMENT 23432344 OVER AND ACROSS THE LAND WEST OF AND ADJOINING AS SHOWN ON EXHIBIT D AS ATTACHED TO SAID EASEMENT.

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EXCEPTING, HOWEVER, AND NOT GRANTING, BARGAINING, SELLING OR CONVEYING UNTO the party of the second part, its successors and assigns, title to and ownership of (i) all buildings, facilities, structures or improvements (including replacements thereof) now or hereafter located on or forming a part of the Premises (collectively, "Improvements"), which Improvements are and shall remain real property notwithstanding such exception; and (ii) any apparatus, devices, equipment, fixtures, furniture, furnishings, machinery and other items and personal property necessary for or used in connection with the operation or maintenance of the Improvements or any part thereof and situated on, over or beneath the Premises (collectively, "Personal Property"); provided, however, that such Improvements and Personal Property shall be subject to the reversionary rights of the Landlord provided for in that certain lease ("Lease") of even date herewith between the party of the second part, as Landlord, and American National Bank and Trust Company of Chicago, not personally but as Trustee under Trust Agreement dated April 11, 1986 and known as Trust No. 67118, as Tenant, demising the Premises (a memorandum of which Lease is intended to be recorded following the recording hereof), which Lease more particularly provides that, upon the expiration or sooner termination of the Lease, title to, ownership of and possession of the Improvements and Personal Property shall be vested in Landlord without the necessity of the Tenant's executing any further instrument particularly granting, selling and conveying the same, and without the necessity of any payment therefor by the Landlord.

memo

*memo
to be
to remain
National Bank
by Jie*

SUBJECT, HOWEVER, to those title exceptions set forth in Exhibit B annexed hereto and hereby made a part hereof;

P.I.N. - 09-32-101-021-0000
09-32-101-019-0000

Prepared by and Return to:

*999 E Touhy
1111 E Touhy*

Martin A. Oppenheimer
Paul, Weiss, Rifkind, Wharton & Garrison
1285 Avenue of the Americas
New York, New York 10019

Cook County Clerk's Office

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. Mortgage, Security Agreement and Financing Statement dated June 13, 1986, recorded June 17, 1986 as Document 86246789 and filed June 17, 1986, as Document LR 3523453, made by American National Bank and Trust Company of Chicago as trustee under trust agreement dated April 11, 1986 and known as Trust Number 67118, to Massachusetts Mutual Life Insurance Company to secure a note for \$18,000,000.00.
2. Easement granted to the Commonwealth Edison Company and Central States Telephone Company and their respective successors and assigns, jointly and severally, as disclosed by the plat of subdivision recorded July 22, 1976 as Document 23568729 and filed November 17, 1976 as Document LR 2906322.
3. Terms, powers, provisions and limitations of Land Trust No. 67118.
4. Reciprocal Easement Agreement recorded March 29, 1976 as Document 23432344 and filed March 29, 1976 as Document LR 2861200, made by LaSalle National Bank, as trustee under trust agreement dated September 12, 1973 and known as Trust Number 46595 and The Western Savings Fund Society of Philadelphia to La Salle National Bank as trustee under trust agreement dated February 23, 1970 and known as Trust Number 40214 and others.
5. Easement for the installation and maintenance of a 2 inch gas main and necessary appurtenances in, upon, under and along the west side of Lee Street which extends along the east side of the Premises as created by grant from Viola M. Schaefer and Nicholas, her husband, to Public Service Company of Northern Illinois, dated January 20, 1947 and recorded June 18, 1947 as Document 14081498.
6. Covenants and restrictions contained in deed from Chicago Title and Trust Company to the State of Illinois dated July 12, 1966 and recorded July 18, 1966 and re-recorded August 11, 1966 as Documents 19887730 and 19912908, respectively.
7. Release from any and all claims for damages by reason of the opening, improving and using the excepted portion of the Premises for highway purposes, as contained in deed recorded July 18, 1966 and re-recorded August 11, 1966 as Documents 19887730 and 19912908, respectively.
8. Easement granted to Northern Illinois Gas Company, its successors and assigns as disclosed by plat of subdivision recorded July 22, 1976 as Document 23568729 and filed November 17, 1976 as Document LR 2906322 in all platted 'easement' areas, streets, alleys, other public ways and places shown on said plat.

9. A 10 foot water main easement (on the north line of Lot 1 of such plat) created by and as shown on final land use and zoning plat recorded as Document 21318396 and filed as Document LR 2530820, and as shown on plat of subdivision recorded as Document 23568729.
10. Terms, provisions and conditions relating to the easements described as Parcels 3, 4, 5 and 6 in Exhibit A, including rights of the adjoining owner or owners to the concurrent use of the easements contained in the instrument creating such easement.
11. Agreement for regulation of parking of motor vehicles and traffic at 1111 E. Touhy Avenue dated January 8, 1980 and recorded March 18, 1980 as Document 25394787 made by and between the City of Des Plaines and Paramount Group, Inc.
12. Agreement for regulation of parking of motor vehicles and traffic at 999 E. Touhy Avenue dated January 8, 1980 and recorded March 18, 1980 as Document 25394788 made by and between the City of Des Plaines and Paramount Group, Inc.
13. Terms, conditions and restrictions contained in the final land use and zoning plat for O'Hare Northwest Office Park Phases I, II and III filed as Document LR 2530820 and recorded as Document 21318396.
14. Memorandum of Lease dated January 1, 1973 and filed February 1, 1973 as Document LR 2673198 made by La Salle National Bank a national banking association, as trustee under trust agreement dated February 23, 1970 and known as Trust Number 40214 to Trammell Crow, (lease expires December 31, 1997).
15. Thirty (30) foot easement for ingress and egress as created by O'Hare Northwest Office Park subdivision recorded as Document 23568729.
16. Encroachment of concrete parking islands over and onto easements described in Exhibit A as Parcels 3, 5 and 6.
17. Assignment of Rents and Leases made by Commerce Centre at O'Hare Associates to Massachusetts Mutual Life Insurance Company recorded June 17, 1986 as Document 86246791.
18. Assignment of Rents and Leases made by American National Bank and Trust Company of Chicago as trustee under trust agreement dated April 11, 1986 and known as Trust Number 67118 to Massachusetts Mutual Life Insurance Company recorded June 17, 1986 as Document 86246790 and filed June 17, 1986 as Document LR 3523456.
19. Subordination Agreement dated June 13, 1986 and recorded June 17, 1986 as Document 86246792 made between Real Property Management, Inc. and Massachusetts Mutual Life Insurance Company.

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TRUSTEE'S DEED

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Form 2459 Rev. 5-77

Individual

The above space for recorders use only

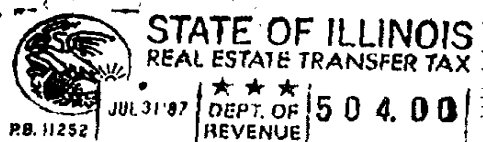
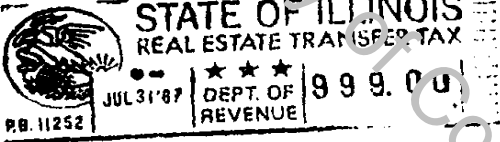
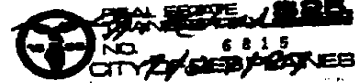
COOK CO. NO. 016

0999

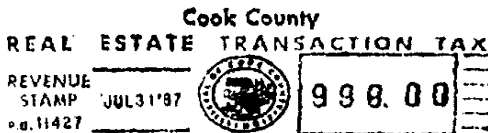
THIS INDENTURE, made this 29th day of July, 1987, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 11th day of April, 1986, and known as Trust Number 67118 party of the first part, and Property Capital Trust, a Massachusetts business party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in _____ County, Illinois, to-wit:

See Exhibit A attached hereto and made a part hereof.



TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.



This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to 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, and of every other power and authority thereto 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 hereto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee as aforesaid, and as personally,



By _____ Vice President
Attest _____ Assistant Secretary

STATE OF ILLINOIS, COUNTY OF COOK } ss.

THIS INSTRUMENT PREPARED BY

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, ILLINOIS
31 N. LASALLE
Chicago, Illinois
Notary Public
My Commission Expires _____

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as Assistant Secretary of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal, _____ Date 7/29/87
Notary Public

DELIVERY INSTRUCTIONS

NAME _____

STREET _____

CITY _____

OR

RECORDER'S OFFICE BOX NUMBER _____

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
999.00


STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
504.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
999.00

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copy to the trust 7-15-8663

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14757
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUL 31 '87
No. 11427

999.00

14758
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUL 31 '87
No. 11427

999.00

14759
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUL 31 '87
No. 11427

504.00

Property of Cook County Clerk's Office

INDEXED
1/5/87

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JUL 31 PM 12:52
MARGY (RUS) YOUNG
REGISTER OF TITLES

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