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006/006 32 001 Page 1 of 5
2000-08-02 10:04:51
Cook County Recorder 29.50



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 31st day of JULY, 2000, by Northwestern University, an Illinois corporation duly organized and existing by virtue of an act of the General Assembly of the State of Illinois passed on the 25th day of January, 1851 ("Grantor") having an address of 633 Clark St., Evanston, Illinois 60208 and 250 East Pearson, L.L.C., an Illinois limited liability company ("Grantee") having an address of 350 West Hubbard Street, Suite 301, Chicago, Illinois 60610.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of Grantor, by these presents does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, and to its successors and assigns, forever, all the real estate, situated in the County of Cook and State of Illinois legally described on Exhibit A attached hereto and made a part hereof (the "Premises").

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 Grantor, either in law or in equity, of, in and to the Premises, with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto Grantee and its successors and assigns forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or changed, except for those matters set forth on Exhibit B attached hereto and made a part hereof

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N0000136 Cook Co, IL

Handwritten initials/signature

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("Permitted Title Exceptions") and that Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under Grantor, but not otherwise, subject only to the Permitted Title Exceptions.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Senior Vice President, and attested by Assistant Secretary, the day and year first above written.

NORTHWESTERN UNIVERSITY

By: Eugene S. Sunshine
Name: Eugene S. Sunshine
Title: Senior Vice President for
Business and Finance

Attest: Thomas G. Cline
Name: Thomas G. Cline
Title: Assistant Secretary

Permanent Real Estate Tax Number: 17-03-228-023-8001; 17-03-228-025-8001

Property Address: 250 East Pearson, Chicago, Illinois

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
231822 \$65,235.00
18/02/2000 09:09 Batch 07903 19

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	AUG. -2.00	0434900
	REVENUE STAMP	FP326670

000031781

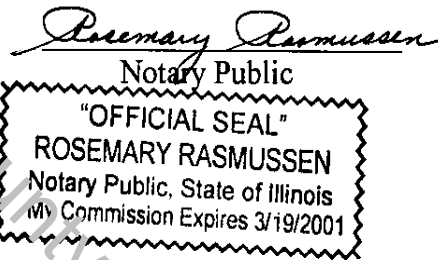
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

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I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that EUGENE S. SUNSHINE who is SR VICE President of Northwestern University, an Illinois corporation, and THOMAS G. CLINE, who is ASSISTANT Secretary of said corporation, both personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such respective officers, appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary acts and as the free and voluntary act of said corporation, for the uses and purposes set forth therein; and the latter officer also then and there acknowledged that (s)he, as custodian of the corporate seal of said corporation, affixed the same to the foregoing instrument as his/her and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 31 day of JULY, 2000



My Commission expires:
MARCH 19, 2001

This Instrument Prepared by: Roger A. Vree
Sidley & Austin
10 South Dearborn Street
Chicago, Illinois 60603

Send Subsequent Tax Bills to: 250 East Pearson, L.L.C.
c/o LR Development Company
350 West Hubbard, Suite 301
Chicago, Illinois 60610
Attn: General Counsel

After recording mail to: Bruce P. Mason, Esq.
Mason, Silver, Wenk & Mishkin, L.L.C.
10 S. LaSalle Street, Suite 2650
Chicago, Illinois 60603

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EXHIBIT A

That part of Lots 91 to 94 in Lake Shore Drive Addition to Chicago, a subdivision of part of Blocks 14 and 20 in Canal Trustees' Subdivision of the South Fractional Quarter of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at the Southwest corner of Lot 91 aforesaid; Thence North 00° 12' 21" East along the West line thereof 104.03 feet; Thence North 90° 00' 00" East 175.0 feet; Thence South 00° 12' 21" West parallel with the West line of Lot 91 aforesaid 104.03 feet to the South line of said Lots; Thence South 90° 00' 00" West along said South line 175.0 feet to the point of beginning, in Cook County, Illinois.

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EXHIBIT B

1. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 91075841, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES. 00584665
2. IT APPEARS FROM A PLAT OF THE CITY OF CHICAGO, DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING THAT AN ABANDONED WATER TUNNEL, 7 FEET INSIDE DIAMETER EXISTS ON THE LAND.
3. ENCROACHMENTS AS DISCLOSED BY SURVEY MADE BY GREMLEY AND BIEDERMANN, INC. DATED JULY 20, 1999, ORDER NO. 991637 (RECERTIFIED AS OF JULY 25, 2000).
4. COSTS ARISING FROM RELOCATION OF UTILITY LINES LOCATED BENEATH ANY UNIMPROVED PORTIONS OF THE LAND.
5. TERMS, COVENANTS, CONDITIONS AND PROVISIONS OF DECLARATION OF COVENANTS MADE BY NORTHWESTERN UNIVERSITY, AN ILLINOIS CORPORATION DATED July 31, 2000 AND RECORDED 8/21/2000 AS DOCUMENT NUMBER 00584665.