

00-04810 264



This Instrument Prepared By:
David P. Resnick
D'Ancona & Pflaum LLC
111 East Wacker Drive
Suite 2800
Chicago, IL 60601

After Recording Return To:
David P. Resnick
D'Ancona & Pflaum LLC
111 East Wacker Drive
Suite 2800
Chicago, IL 60601

Send Tax Bills To:
Pulaski 4200, L.L.C.
c/o Urban Investment Research Corporation
4201 W. 36th Street
Chicago, IL 60632
Attn: S. Bismarck Brackett



Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

This Indenture, made as of the 10th day of April, 2002, between, **Rock-Tenn Real Estate, LLC**, a Georgia limited liability company (collectively "Seller"), whose address is c/o Rock-Tenn Converting Company, 504 Thrasher Street, Norcross, Georgia 30071 and **Pulaski 4200, L.L.C.**, an Illinois limited liability company ("Purchaser"), whose address is 4201 W. 36th Street, Chicago, Illinois 60632.

WITNESSETH:

Seller, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Purchaser, the receipt and sufficiency of which is hereby acknowledged, by these presents do hereby REMISE, RELEASE, ALIEN AND CONVEY unto Purchaser and its successors, FOREVER, all that certain real estate situated in the County of Cook, Illinois, legally described on Exhibit A attached hereto and by this reference made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Seller, either in law or in equity of, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the hereditaments and appurtenances, unto Purchaser, its successors, heirs and assigns, forever.

And Seller, for themselves, and their successors, do covenant, promise and agree to and with Purchaser, and its successors, heirs and assigns, that they have not done or suffered to be done,

Lawyers Title Insurance Corporation

anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that they WILL WARRANT AND FOREVER DEFEND, the said premises against all persons lawfully claiming, or to claim the same by, through or under it, subject only to the Permitted Exceptions, subject only to those exceptions shown on Exhibit B attached hereto and by this reference made a part hereof (collectively the "Permitted Exceptions").

P.I.N.s: 19-03-201-004-0000; 19-03-201-047-0000
19-03-201-049-0000; 19-03-201-050-0000
19-03-201-053-0000

Address: 4200 South Pulaski Road, Chicago, Illinois


IN WITNESS WHEREOF, said parties of the first part have caused this indenture to be executed in their name and signed by their duly authorized representatives, the day and year first above written.


Rock-Tenn Real Estate, LLC,
a Georgia limited liability company


By: [Signature]
Name: Steven C. Voorhees
Its: EVP and CFO

{ACKNOWLEDGEMENT FOLLOWS ON NEXT PAGE}

MKA

STATE TAX	STATE OF ILLINOIS		APR. 22. 02
REAL ESTATE TRANSFER TAX			
# 0000038166	0348023		
FP326660			
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			

STATE TAX	STATE OF ILLINOIS		APR. 22. 02
REAL ESTATE TRANSFER TAX			
# 0000038827	0061977		
FP326669			
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			

COUNTY TAX	COOK COUNTY		APR. 22. 02
REAL ESTATE TRANSACTION TAX			
# 0000076666	0205000		
FP326670			
REVENUE STAMP			

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STATE OF GEORGIA)
) ss.
COUNTY OF GWINNETT)

I, Kimberly L. Aschoff, a Notary Public in and for the County in the State aforesaid, do hereby certify that STEVEN C. VOORHEES, personally known to me to be the same person whose name is subscribed to the foregoing instrument as the EVP and CFO of ROCK-TENN REAL ESTATE, LLC, a Georgia limited liability company, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free 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 4th day of April, 2002.

Kimberly L. Aschoff
Notary Public

My Commission expires:

Notary Public, Gwinnett County, Georgia
My Commission Expires May 19, 2003



EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOTS 4 AND 5 IN JENNI'S RESUBDIVISION OF PART OF LOT "B" IN THE SUBDIVISION BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4; THENCE NORTH 89 DEGREES 47 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT, 35.00 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 14 SECONDS EAST ALONG THE EAST LINE OF THE WEST 35.00 FEET OF SAID LOT, 129.43 FEET; THENCE SOUTH 75 DEGREES 12 MINUTES 15 SECONDS EAST, 67.27 FEET TO A POINT ON THE SOUTH LINE OF LOT 4, SAID POINT BEING 100.00 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 03 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF THE WEST 100.00 FEET OF THE AFORESAID LOT 5, A DISTANCE OF 150.16 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT; THENCE SOUTH 89 DEGREES 47 MINUTES 49 SECONDS WEST ALONG SAID SOUTH LINE, 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 5; THENCE NORTH 00 DEGREES 03 MINUTES 12 SECONDS WEST ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 150.16 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 08 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF LOT 4, A DISTANCE OF 146.84 FEET TO THE HEREINABOVE DESCRIBED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 2 AND 3 IN JENNI'S RESUBDIVISION OF PART OF LOT "B" IN THE SUBDIVISION BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT "B" IN THE SUBDIVISION BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON SEPTEMBER 5, 1893 IN BOOK 59 OF PLATS, PAGE 32, AS DOCUMENT NUMBER 1925471, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN WEST LINE OF SOUTH PULASKI ROAD (FORMERLY SOUTH CRAWFORD AVENUE), SAID POINT BEING 950 FEET NORTH OF NORTH LINE OF DISTRICT BOULEVARD MEASURED ALONG SAID WEST LINE OF SOUTH PULASKI ROAD; THENCE SOUTHERLY ALONG SAID WEST LINE OF SOUTH PULASKI ROAD TO ITS INTERSECTION WITH THE NORTH LINE OF SAID DISTRICT BOULEVARD; THENCE WESTERLY ALONG SAID NORTH LINE OF DISTRICT BOULEVARD TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 550 FEET WEST OF SAID WEST LINE OF SAID SOUTH PULASKI ROAD; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE INTERSECTION WITH A LINE PARALLEL TO AND 1,202 FEET NORTH OF SAID NORTH LINE OF DISTRICT BOULEVARD; THENCE EASTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 480 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO THE PLACE OF BEGINNING;

LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF: BEGINNING AT A POINT IN THE WEST LINE OF SOUTH PULASKI ROAD (FORMERLY SOUTH CRAWFORD AVENUE), SAID POINT BEING 950 FEET NORTH OF THE NORTH LINE OF DISTRICT BOULEVARD MEASURED ALONG SAID WEST LINE OF SOUTH PULASKI ROAD; THENCE SOUTHERLY ALONG SAID WEST LINE OF SOUTH PULASKI ROAD 227.00 FEET TO A POINT 723.00 FEET NORTH OF THE NORTH LINE OF SAID DISTRICT BOULEVARD; THENCE WESTERLY ALONG A LINE 723.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID DISTRICT BOULEVARD A DISTANCE OF 268.22 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH PULASKI ROAD 84.00 FEET TO A POINT 639.00 FEET NORTH OF SAID NORTH LINE OF DISTRICT BOULEVARD; THENCE WESTERLY ALONG A LINE 639.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID DISTRICT BOULEVARD A DISTANCE OF 281.78 FEET TO ITS INTERSECTION WITH A LINE PARALLEL WITH AND 550 FEET WEST OF SAID WEST LINE OF SAID SOUTH PULASKI ROAD; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE INTERSECTION WITH A LINE PARALLEL AND 1020 FEET NORTH OF SAID NORTH LINE OF DISTRICT BOULEVARD; THENCE EASTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 480 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, SAID EXCEPTED PORTION BEING AND NOW COMPRISING JENNI'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 21, 1992 AS DOCUMENT NUMBER 92111398 AND CERTIFICATE OF CORRECTION THEREOF RECORDED APRIL 7, 1992 AS DOCUMENT NUMBER 92232383, IN COOK COUNTY, ILLINOIS.

PARCEL 3 MAY ALSO BE DESCRIBED AS FOLLOWS:

THAT PART OF LOT "B" IN THE SUBDIVISION BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON SEPTEMBER 5, 1893 IN BOOK 59 OF PLATS, PAGE 32, AS DOCUMENT NUMBER 1925471, BOUNDED AND DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT IN WEST LINE OF SOUTH PULASKI ROAD (FORMERLY SOUTH CRAWFORD AVENUE), SAID POINT BEING 723.00 FEET NORTH OF THE NORTH LINE OF DISTRICT BOULEVARD MEASURED ALONG SAID WEST LINE OF SOUTH PULASKI ROAD; THENCE SOUTHERLY ALONG SAID WEST LINE OF SOUTH PULASKI ROAD TO ITS INTERSECTION WITH THE NORTH LINE OF SAID DISTRICT BOULEVARD; THENCE WESTERLY ALONG SAID NORTH LINE OF DISTRICT BOULEVARD TO ITS INTERSECTION WITH A LINE PARALLEL WITH AND 550 FEET WEST OF SAID WEST LINE OF SAID SOUTH PULASKI ROAD; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 639.00 FEET NORTH OF SAID NORTH LINE OF DISTRICT BOULEVARD; THENCE EASTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 281.78 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH PULASKI ROAD A DISTANCE OF 84.00 FEET; THENCE EASTERLY ALONG A LINE 723.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID DISTRICT BOULEVARD TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Permitted Exceptions

1. General taxes for the year 2001 final installment, the year 2002 and subsequent years.

Permanent Tax Parcel Numbers

Volume 379

19-03-201-053
19-03-201-049
19-03-201-050
19-03-201-047
19-03-201-004

NOTE: Taxes for the year 2001 final installment and the year 2002 are not yet due and payable.

2. Non-exclusive access easement for access, ingress and egress as granted by Easement Agreement dated July 18, 1996 and recorded October 3, 1996 as Document Number 96755486 made by Waldorf Realty, Inc. to Polygon Real Estate, L.L.C., and its successors and assigns, across, over and under the following described portion of Parcel 1 of the land, for the benefit of the adjoining property described therein, and the terms, provisions, covenants, conditions and limitations therein contained:

The North 129.43 feet of the West 35.00 feet of Lot 4 in Jenni's Resubdivision of part of Lot "B" in the Subdivision by the Circuit Court Commissioners in Partition of that part of the Northeast 1/4 lying South of Illinois and Michigan Canal Reserve of Section 3, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

3. Terms, provisions, conditions, reservations and easements relating to connecting railroad track in favor of Arthur G. Leonard and others as Trustees of the Central Manufacturing District, and its/their respective successors and assigns, for the construction, maintenance, renewal from time to time and operation thereof of a railroad track connecting a track on the land with a track of the railroad company on its own right of way, together with the right of access to said equipment, and the provisions relating thereto contained in the grant in Deed recorded as Document Number 11261004 and also set forth in Deed recorded as Document Number 11665838.

4. Terms, provisions, covenants, conditions, restrictions, easements, rights and obligations contained in and granted by Deed dated July 15, 1935 from Arthur G. Leonard, Frederick H. Prince and James A. McDonough, as Trustees of the Central Manufacturing District, to Chicago Carton Company, an Illinois corporation, recorded August 16, 1935 as Document Number 11665838, relating to, among other things, easements for private streets for District Boulevard and South Karlov Avenue, and to use, improvement, maintenance, repair and costs thereof of said private streets, paving and street lighting of said private streets and other street improvements, rights and obligations

of the owner of the land for said private streets and payment of costs therefor, and to furnishing of electric current and power to the land and payment therefor, agreement to furnish means of access on the land for electric lines, and to easements and rights of access on the land for public utilities to install, replace and maintain electric and water facilities and meters and mains and equipment, and to railroad track easement for operation and maintenance of railroad connecting track and construction, operation, maintenance, repair and renewal thereof and for general railroad purposes.

NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

5. Terms, provisions, covenants, conditions, restrictions, easements, rights and obligations contained in and granted by Deed dated September 5, 1945 from Arthur G. Leonard, Frederick H. Prince and David H. Reimers, as Trustees of the Central Manufacturing District, to United Biscuit Company of America, a Delaware corporation, recorded September 17, 1945 as Document Number 13599421, relating to, among other things, easements for private streets for District Boulevard and South Karlov Avenue, and to use, improvement, maintenance, repair and costs therefor of said private streets, paving and street lighting of said private streets and other street improvements, rights and obligations of the owner of the land for said private streets and payment of costs thereof, and to furnishing of electric current and power to the land and payment therefor, agreement to furnish means of access on the land for electric lines, and to easements and rights of access on the land for public utilities to install, replace and maintain electric and water facilities and meters and mains and equipment.

NOTE: Additional Indenture dated March 5, 1992 and recorded March 9, 1992 as Document Number 92150655 by and between CMD Construction Company, a Delaware corporation, successor-in-interest to the Central Manufacturing District and its trustees, and HEI Realty, Inc., a Delaware corporation, as owner of the "Benefited Property" described therein as Lots 1, 2, 3 and 4 in Jenni's Resubdivision, aforesaid, concerning certain easements in the Deed Document Number 13599421 shown above and supplementing same and granting additional easement as set forth therein; and the terms, provisions, covenants, conditions and limitations therein contained.

NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

6. Unrecorded easement to Illinois Bell Telephone Company dated September 29, 1953 to construct and maintain its system of conduit and cable for telephone purposes; as disclosed by Deed from United Biscuit Company of America to Folding Box Company dated June 30, 1960 recorded June 30, 1960 as Document Number 17896541.

7. Rights of Commonwealth Edison Company by virtue of the unrecorded Electric Service Station Agreement dated November 7, 1990, as disclosed by utility letter by Sharon McRoyal, Chicago Regional Engineering dated April 29, 1996.
8. Rights of the public or quasi-public utilities as disclosed by drain atlas depicting manhole and farm tiles on the land.
9. Rights-of-way for railroads, switch tracks or spur tracks; and rights of the railroad company to the use, operation, maintenance and repair of same.
10. Terms, provisions, covenants and conditions contained in existing any unrecorded leases and any subleases, and all rights thereunder of and all acts done or suffered thereunder by the lessees or sublessees or any parties claiming by, through or under them.
11. Declaration of Notice Concerning Sewers dated February 13, 1992 and recorded February 14, 1992 as Document Number 92094877 made by HEI Realty, Inc., a Delaware corporation, and the terms, provisions, covenants, conditions and limitations therein contained and the rights and obligations, charges and assessments thereby created and granted.
12. Easement Agreement dated July 18, 1986 and recorded October 3, 1996 as Document Number 96755485 by and between Waldorf Corporation, a Delaware corporation, "Grantor", and Polygon Real Estate, L.L.C., an Illinois limited liability company, "Grantee", whereby said Grantor conveys and grants to said Grantee and its successors and assigns, its tenants and its tenants' employees, contractors, invitees, visitors, suppliers and customers as easements appurtenant to said Grantee's property described therein, nonexclusive easements over, across and under that part of Parcel 3 of the land described therein for access, ingress and egress to and from said Grantee's property described therein, and the terms, provisions, covenants, conditions and limitations therein contained. (Affects Parcel 3).
13. The following matters as disclosed by survey prepared by National Survey Service, Inc., dated December 26, 2000, last revised April 4, 2002, Order Number N-124459 (last revision):
 - (a) Encroachment of sign located in the Southwest corner of the land over and onto District Boulevard by approximately 1.34 feet.
 - (b) Encroachment of curbs located mainly on the land over and onto the property East and adjoining by distances ranging from 0.11 to 0.91 feet.
14. Letter made by the Illinois Environmental Protection Agency recorded April 03, 2001 as document 0010264908.