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0020722466

4782/0117 11 001 Page 1 of 6

2002-06-28 13:13:26

Cook County Recorder

31.50

SPECIAL WARRANTY DEED (ILLINOIS)

02-03022



AFTER RECORDING, MAIL TO:

Sonnenschein Nath & Rosenthal
8000 Sears Tower
Chicago, Illinois 60606
Attn: Eric M. Schiller, Esq.

NAME AND ADDRESS OF PREPARER:

Paul, Hastings, Janofsky &
Walker LLP
75 East 55th Street
New York, NY 10022
Attn: Peter C. Olsen, Esq.

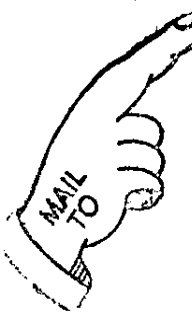
RECORDER'S STAMP

444 North Michigan Avenue, LLC, a Delaware limited liability company (hereinafter referred to as "**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by TAG 444 NORTH MICHIGAN LLC, a Delaware limited liability company ("**Grantee**"), whose mailing address is c/o The Andalex Group, 750 Lexington Avenue, New York, NY 10022, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, by these presents does hereby GRANT, SELL, and CONVEY, unto Grantee, its successors and assigns forever, that certain tract of real property located in Cook County, Illinois, as more particularly described on **Exhibit "A"** attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights appertaining thereto, and any and all of the improvements located thereon (said real property, together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being herein collectively referred to as the "**Property**").

P.I.N.:

17-10-129-001-0000	17-10-129-006-0000
17-10-129-002-0000	17-10-129-007-0000
17-10-129-003-0000	17-10-129-008-0000
17-10-129-004-0000	17-10-129-009-0000
17-10-129-005-0000	17-10-129-010-0000

Common Address: 444 North Michigan Avenue
Chicago, Illinois 60611



Lawyers Title Insurance Corporation

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TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever; and Grantor for itself and its successors does covenant, promise and agree to and with Grantee and its successors, that Grantor has not done or suffered to be done, anything whereby the said Property is, or may be, in any manner encumbered or charged, except as hereinafter recited, and that Grantor will WARRANT AND DEFEND the Property unto Grantee, its successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided, that this conveyance and the covenants and warranties of Grantor herein contained are subject to those matters set forth in Exhibit "B" attached hereto and made a part hereof.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on this 26th day of June, 2002.

GRANTOR:

444 NORTH MICHIGAN AVENUE, LLC, a Delaware limited liability company

By: PUNCH III, LLC, its managing member, a Delaware limited liability company

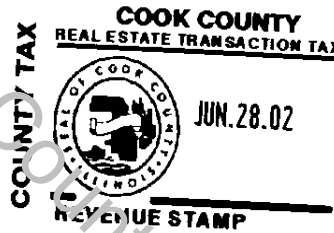
By: LOUIS DREYFUS PROPERTY GROUP INC., its sole member, a Delaware corporation

By: 
David B. Shepherd
Vice President

City of Chicago
Dept. of Revenue
281673
06/28/2002 12:29 Batch 03546 53

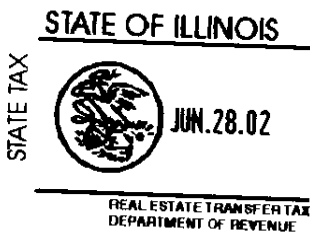


Real Estate
Transfer Stamp
\$637,500.00



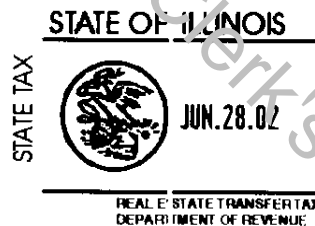
0000081451

REAL ESTATE TRANSFER TAX
\$42,500.00
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FP326670



000041035

REAL ESTATE TRANSFER TAX
0115953
FP326669



0100041092

REAL ESTATE TRANSFER TAX
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FP326660

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STATE OF New York)
) SS:
COUNTY OF New York)

I, Diane Morgan, a Notary Public in and for the County and State aforesaid, do hereby certify that David B. Shepherd, the Vice President of 444 North Michigan Avenue, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26th day of June, 2002.

Diane Morgan

Notary Public

My Commission Expires:

DIANE MORGAN
Notary Public, State Of New York
No. 01MO6053753
Qualified In Kings County
Commission Expires January 18, 2003

Please mail subsequent tax bills to:

Attn: TAG 444 North Michigan Avenue LLC
c/o The Andalex Group
750 Lexington Avenue
27th Floor
New York, New York 10022

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Property of Cook County Clerk's Office



COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST. CHICAGO, IL 60602
TEL: (773) 305-1000 FAX: (773) 305-1001
WWW.COOKCOUNTYCLERK.COM

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Exhibit "A"

Legal Description of the Land

Lot 2 (except that part hereof conveyed, condemned or taken for street purposes) and all of Lot 3 in Block 10 in Kinzie's Addition to Chicago and also Lots 1 to 7, both inclusive, in subdivision of Lots 4, 5 and 6 all in Block 10 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office