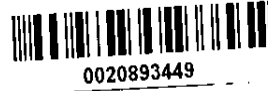


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Cook County Recorder 31.00



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Property

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 1st day of August, 2002 by and between **WATERTON RIVER PLAZA, L.L.C.**, a Delaware limited liability company, party of the first part, and **COUCH, LLC**, an Illinois limited liability company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE AND CONVEY unto the party of the second part and to its heirs and assigns, FOREVER, the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Together with all of the party of the first part's right, title and interest in the improvements, hereditaments, easements and appurtenances thereunto belonging, or in anyway 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, either in law or equity, of, in and to the above described premises, with the improvements, hereditaments, easements and appurtenances (collectively, the "Property") TO HAVE AND TO HOLD the Property, unto the party of the second part, its heirs and assigns forever.


And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as provided on Exhibit "B", and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by through or under it, subject to the matters described on Exhibit "B", and not otherwise.

Handwritten signature

BOX 333-CTI

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG.-9.02

REVENUE STAMP


000034563

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0003750 |
| FP 102802 |

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CITY TAX

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE



AUG.-9.02

0000017245

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| REAL ESTATE TRANSFER TAX |
| 0056250 |
| FP 102805 |

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EXHIBIT A LEGAL DESCRIPTION

THAT PART OF LOT 28 IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 28; THENCE NORTH 90°-00'-00" WEST ALONG THE NORTH LINE OF SAID LOT 28, 93.88 FEET; THENCE SOUTH 00°-00'-00" WEST, 6.18 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00°-00'-00" WEST, 7.20 FEET; THENCE NORTH 90°-00'-00" WEST, 7.76 FEET; THENCE SOUTH 00°-00'-00" WEST, 15.33 FEET; THENCE NORTH 90°-00'-00" WEST, 5.95 FEET; THENCE SOUTH 00°-00'-00" WEST, 8.67 FEET; THENCE SOUTH 90°-00'-00" EAST, 27.66 FEET; THENCE SOUTH 00°-00'-00" WEST, 5.39 FEET; THENCE NORTH 90°-00'-00" WEST, 27.66 FEET; THENCE SOUTH 00°-00'-00" WEST, 8.67 FEET; THENCE SOUTH 90°-00'-00" EAST, 13.46 FEET; THENCE SOUTH 00°-00'-00" WEST 20.43 FEET; THENCE NORTH 90°-00'-00" WEST, 2.93 FEET; THENCE SOUTH 00°-00'-00" WEST, 1.68 FEET; THENCE NORTH 90°-00'-00" WEST, 8.00 FEET; THENCE NORTH 00°-00'-00" EAST, 1.32 FEET; THENCE NORTH 90°-00'-00" WEST, 2.67 FEET; THENCE SOUTH 00°-00'-00" WEST, 1.32 FEET; THENCE NORTH 90°-00'-00" WEST, 10.78 FEET; THENCE NORTH 00°-00'-00" EAST, 1.35 FEET; THENCE NORTH 90°-00'-00" WEST, 2.66 FEET; THENCE SOUTH 00°-00'-00" WEST, 2.72 FEET; THENCE SOUTH 45°-00'-00" WEST, 5.35 FEET; THENCE NORTH 90°-00'-00" WEST, 7.18 FEET; THENCE NORTH 00°-00'-00" EAST, 1.30 FEET; THENCE NORTH 90°-00'-00" WEST, 2.67 FEET; THENCE SOUTH 00°-00'-00" WEST, 1.35 FEET; THENCE NORTH 90°-00'-00" WEST, 10.83 FEET; THENCE NORTH 00°-00'-00" EAST, 1.32 FEET; THENCE NORTH 90°-00'-00" WEST, 10.83 FEET; THENCE NORTH 00°-00'-00" EAST, 1.34 FEET; THENCE NORTH 90°-00'-00" WEST, 2.66 FEET; THENCE SOUTH 00°-00'-00" WEST, 1.32 FEET; THENCE NORTH 90°-00'-00" WEST, 9.18 FEET; THENCE NORTH 00°-00'-00" EAST, 1.33 FEET; THENCE NORTH 90°-00'-00" WEST, 0.92 FEET; THENCE NORTH 44°-55'-10" WEST, 9.10 FEET; THENCE NORTH 00°-00'-00" WEST, 18.97 FEET; THENCE NORTH 90°-00'-00" WEST, 1.81 FEET; THENCE NORTH 45°-00'-00" WEST, 5.35 FEET; THENCE SOUTH 90°-00'-00" EAST, 0.49 FEET; THENCE NORTH 00°-00'-00" EAST, 14.59 FEET; THENCE NORTH 90°-00'-00" WEST, 0.43 FEET; THENCE NORTH 44°-35'-31" EAST, 5.32 FEET; THENCE NORTH 90°-00'-00" EAST, 1.90 FEET; THENCE NORTH 00°-00'-00" EAST, 2.42 FEET; THENCE NORTH 90°-00'-00" WEST, 1.27 FEET; THENCE NORTH 00°-00'-00" EAST, 8.27 FEET; THENCE SOUTH 90°-00'-00" EAST, 1.25 FEET; THENCE NORTH 00°-00'-00" EAST, 2.40 FEET; THENCE NORTH 90°-00'-00" WEST, 1.25 FEET; THENCE NORTH 00°-00'-00" EAST, 8.06 FEET; THENCE NORTH 45°-00'-00" EAST, 4.18 FEET; THENCE SOUTH 45°-00'-00" EAST, 1.15 FEET; THENCE NORTH 45°-00'-00" EAST, 2.44 FEET; THENCE NORTH 45°-00'-00" WEST, 1.15 FEET; THENCE NORTH 45°-00'-00" EAST, 4.19 FEET; THENCE NORTH 90°-00'-00" EAST, 9.97 FEET; THENCE SOUTH 00°-00'-00" WEST, 1.27 FEET; THENCE SOUTH 90°-00'-00" EAST, 2.68 FEET; THENCE NORTH 00°-00'-00" EAST, 1.27 FEET; THENCE SOUTH 90°-00'-00" EAST, 23.98 FEET; THENCE SOUTH 00°-00'-00" WEST, 1.27 FEET; THENCE SOUTH 90°-00'-00" EAST, 4.19 FEET; THENCE NORTH 00°-00'-00" EAST, 1.27 FEET; THENCE SOUTH 90°-00'-00" EAST, 6.17 FEET; THENCE SOUTH 44°-21'-52" EAST, 5.45 FEET; THENCE SOUTH 00°-00'-00" EAST, 2.48

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FEET; THENCE SOUTH 90°-00'-00" EAST, 2.25 FEET; THENCE NORTH 00°-00'-00" EAST, 1.22 FEET; THENCE SOUTH 90°-00'-00" EAST, 11.44 FEET; THENCE SOUTH 00°-00'-00" WEST, 1.22 FEET; THENCE SOUTH 90°-00'-00" EAST, 2.00 FEET; THENCE NORTH 00°-00'-00" EAST, 1.24 FEET; THENCE SOUTH 90°-00'-00" EAST, 11.50 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, EXISTING ON A HORIZONTAL PLANE WITH AN UPPER ELEVATION OF 66.04 FEET AND A LOWER ELEVATION OF 51.70 FEET ABOVE C.C.D.

PIN 17-10-132-041-0000

Common ADDRESS: 405 N. Wabash, Suite P2W, Chicago, IL

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EXHIBIT B PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE AS OF THE DATE OF CLOSING.
2. ACTS OF PURCHASER AND THOSE PARTIES ACTING THROUGH OR FOR PURCHASER.
3. LEASE TO ATLANTIS OFFICE, LLC, AS AMENDED AND MODIFIED, AND RELATED DOCUMENTS.
4. LAND PRESERVATION AGREEMENT BETWEEN RIVER PLAZA VENTURE, AN ILLINOIS LIMITED PARTNERSHIP, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 91123, AND FIELD ENTERPRISES, INC., DATED SEPTEMBER 1, 1975 AND RECORDED SEPTEMBER 10, 1975 AS DOCUMENT 23217942, AS AMENDED.
5. THE LAND LIES WITHIN THE BOUNDARIES OF SPECIAL SERVICE AREA NO. 12 AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 91075841, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
6. NOTATION SHOWN ON PLAT OF RIVER PLAZA RESUBDIVISION RECORDED AS DOCUMENT 94758749 THAT THE PROPERTY IS LOCATED IN ZONE "C" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 170074 0060 B, EFFECTIVE DATE JUNE 1, 1981.
7. NOTATIONS SHOWN ON PLAT RECORDED AUGUST 26, 1994 AS DOCUMENT 94758749 RELATING TO SEWER SERVICE.
8. TERMS AND PROVISIONS OF THE RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AUGUST 26, 1994 AS DOCUMENT 94758750, AS AMENDED.
9. TERMS AND PROVISIONS OF AGREEMENT DATED MAY 2, 1978 AND RECORDED MAY 3, 1978 AS DOCUMENT 24430624 BETWEEN FIELD ENTERPRISES, INC. AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 10, 1975 AND KNOWN AS TRUST NUMBER 91123.
10. MATTERS WHICH WOULD BE DISCLOSED ON ESTOPPEL CERTIFICATES PROVIDED FOR IN ARTICLE 19 OF THE RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 94758750.
11. WAIVER RECORDED DECEMBER 20, 2000 AS DOCUMENT 00998597 EXECUTED BY WATERTON RIVER PLAZA, L.L.C.

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12. TERMS, PROVISIONS AND CONDITIONS OF THE SETTLEMENT AGREEMENT AND COVENANT NOT TO SUE MADE BETWEEN RIVER PLAZA CONDOMINIUM ASSOCIATION AND WATERTON RIVER PLAZA, LLC RECORDED DECEMBER 20, 2000 AS DOCUMENT NO. 00998596.

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