



0021208031

THIS DOCUMENT WAS)
PREPARED BY:)
Giancarlo A. Jimenez, Esq.)
Katten Muchin Zavis Rosenman)
525 West Monroe Street, Suite 1600)
Chicago, Illinois 60661-3693)
(312) 902-5472)

AFTER RECORDING)
RETURN TO:)
Giancarlo A. Jimenez, Esq.)
Katten Muchin Zavis Rosenman)
525 West Monroe Street, Suite 1600)
Chicago, Illinois 60661-3693)
(312) 902-5472)

[This space reserved for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this 30th day of October, 2002, by BUCK ONE NORTH WACKER DRIVE, L.L.C., a Delaware limited liability company (the "Grantor"), having an office at One North Wacker Drive, Suite 2400, Chicago, Illinois 60606, to ROBERT CHODOS UBS TOWER LLC, a Delaware limited liability company (the "Grantee").

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY unto the Grantee and its successors and assigns FOREVER, an undivided 0.1825% interest in the real estate, situated in the County of Cook and State of Illinois described on Exhibit A attached hereto and made a part hereof (the "Property"), subject to those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF SECTION E, 35 ILCS 200-31/45 OF THE REAL ESTATE TRANSFER TAX LAW, SECTION E, CHAPTER 6 OF THE COOK COUNTY REAL PROPERTY TRANSFER TAX ORDINANCE AND SECTION E OF CHAPTER 3-33-060 OF THE CHICAGO REAL PROPERTY TRANSFER TAX ORDINANCE.

DATED: October 30, 2002

BY: [Signature]

01021777 Cook Co. Ill.

Together with all and singular the hereditaments and appurtenances hereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all of the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, with the rights and appurtenances, unto the Grantee and its successors and assigns forever.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL WARRANT AND FOREVER DEFEND** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the day, month and year first set forth above.

GRANTOR:

BUCK ONE NORTH WACKER DRIVE, L.L.C., a Delaware limited liability company

By: _____

Name: _____

Title: _____

Kent A Swanson

Kent A Swanson

Authorized Signatory

MAIL TAX BILLS TO:

ROBERT CHODOS UBS TOWER LLC
c/o The John Buck Company
One North Wacker Drive, Suite 2400
Chicago, Illinois 60606

STATE OF ILLINOIS)
)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kurt A. Swanson as Authorized Signatory of BUCK ONE NORTH WACKER DRIVE, L.L.C., a Delaware limited liability company (the "Company"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, appeared before me this day in person and acknowledged he signed and delivered said instrument as his 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 30th day of OCTOBER, 2002.

Dorothy K. Bales
Notary Public: _____

Commission Expiration: _____

Notary Public, State of Illinois
Commission Expires Jan. 22, 2003

Property of Cook County Clerk's Office

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21208031

STATEMENT BY GRANTOR AND GRANTEE


The grantor or her agent affirms that, to the best of her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

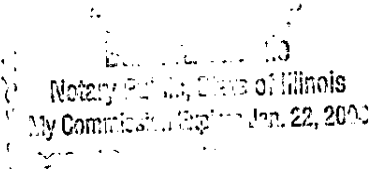
Dated: October 29, 2002

Signature: _____


Grantor or Agent

Subscribed and sworn to before this
30th day of October, 2002.

Notary Public 


Notary Public, State of Illinois
My Commission Expires Jan. 22, 2003

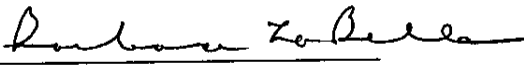
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

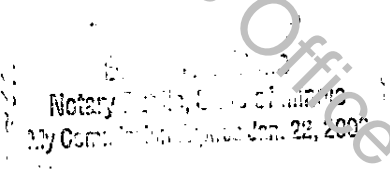
Dated: October 30, 2002

Signature: _____


Grantee or Agent

Subscribed and sworn to before me this
30th day of October, 2002.

Notary Public 


Notary Public, State of Illinois
My Commission Expires Jan. 22, 2003

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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21208031

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

Parcel 1:

All of original Lot 5 and the West 15 feet of Sub-Lot 2 and all of Sub-Lots 3 and 4 in Canal Trustee's Subdivision of Original Lot 6, in Block 53 in the Original Town of Chicago, in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian (excepting from said original Lots 5 and 6 the South 30 feet taken for widening Madison Street);

Parcel 2:

Sub-Lot 1 and Sub-Lot 2 (except the West 15 feet of said Sub-Lot 2) in Canal Trustee's Subdivision of Original Lot 6 (except that part thereof taken for widening Madison Street) in Block 53 in the Original Town of Chicago, in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

Original Lots 7 and 8 (except Sub-Lots 2, 3, 5 and the North 8 inches of Sub-Lot 4 in Assessors Division of said Original Lot 8, and except for those portions of said Original Lots 7 and 8 taken for widening Madison Street), in Block 53 in the Original Town of Chicago, in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

Sub-Lots 2, 3, 5 and the North 8 inches of Sub-Lot 4 in Assessors Division of Original Lot 8 in Block 53 in the Original Town of Chicago, in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.:

17-09-454-001
17-09-454-002
17-09-454-003
17-09-454-004
17-09-454-005
17-09-454-006
17-09-454-007
17-09-454-008

Street Address: 1 North Wacker Drive, Chicago, Illinois 60606

EXHIBIT B

Permitted Title Exceptions

1. General real estate taxes for the year 2002 and all subsequent years, not yet due and payable.
2. Rights of tenants, as tenants only under leasehold interest of Citadel, under and by virtue of a lease recorded as document number 0010104785 for period ending the later of August 31, 2012 or the 120th calendar month following the commencement date.
3. Memorandum of Agreement entered into January 25, 2001 and recorded February 7, 2001 as document number 0010105258 between Exelon Thermal Technologies, Inc., an Illinois corporation, and One North Wacker Drive LLC, a Delaware limited liability company.
4. 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. Note: There are no additional taxes due under said ordinance.
5. Matters of Plat of survey by Chicago Guarantee Survey Company dated August 19, 2002 and last revised October 16, 2002 as order number 0206027.
6. Original Contractors Claim for Mechanics Lien filed by Leopardo Companies, Inc. against One North Wacker Drive Venture LLC recorded October 11, 2002 as document number 0021119772 for \$152,542.85.