



THIS DOCUMENT WAS )  
PREPARED BY: )  
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AFTER RECORDING )  
RETURN TO: )  
David Call, Esq. )  
King & Spalding )  
1185 Avenue of the Americas )  
New York, New York 10036 )  
(212) 556-2348 )

[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 WILLIAM MOODY UBS TOWER LLC, an Illinois limited liability company (the "Grantor"), to ONE NORTH WACKER DRIVE CHICAGO L.P., a Delaware limited partnership (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 0.4555% 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").

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,

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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:**

WILLIAM MOODY UBS TOWER LLC,  
an Illinois limited liability company

By: *William L. Moody*

Name: WILLIAM L. MOODY

Title: MEMBER

**MAIL TAX BILLS TO:**

RREEF AMERICA, L.L.C.  
c/o The John Buck Company  
One North Wacker Drive, Suite 2400  
Chicago, Illinois 60606

REAL ESTATE TRANSFER TAX	0093150	FP326670
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# 0000090722

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
OCT. 31.02  
REVENUE STAMP  
COUNTY TAX



City of Chicago  
Dept. of Revenue


292446

11/01/2002 09:18 Batch 06571 2



Real Estate  
Transfer Stamp  
\$13,973.00

STATE OF ILLINOIS  
STATE TAX  
OCT. 31.02  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE



# 0000046221

REAL ESTATE TRANSFER TAX
0186300
FP326660

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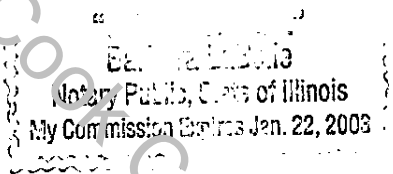
STATE OF ILLINOIS            )  
  )  
  )    ss:  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO  
HEREBY CERTIFY, that WILLIAM L. MOODY as MEMBER  
of WILLIAM MOODY UBS TOWER LLC, an Illinois limited liability company (the  
"Company"), personally known to me to be the same person whose name is subscribed to the  
foregoing instrument as such MEMBER, 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 30<sup>TH</sup> day of OCTOBER, 2002.

Barbara K. Deere  
Notary Public: \_\_\_\_\_

\_\_\_\_\_  
Commission Expiration:



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EXHIBIT A

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## 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

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## 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.