

UNOFFICIAL COPY 00224740

2362/0189 45 001 Page 1 of 5
2000-03-30 12:17:35
Cook County Recorder 29.00



00224740

(Recorder's Stamp)

prepared by:
After recording return to:
Transwestern 545 N. Michigan, L.L.C.
c/o Transwestern Investment Company
150 N. Wacker Drive, Suite 800
Chicago, IL 60606

SPECIAL WARRANTY DEED
(Illinois)

D-1 7841864 JBY

THIS SPECIAL WARRANTY DEED is made as of the 24 day of March, 2000, by CITY CENTER RETAIL TRUST, a Maryland real estate investment trust (the "Grantor"), having an address of 10 South LaSalle Street, 37th Floor, Chicago, Illinois 60603, to TRANSWESTERN 545 N. MICHIGAN, L.L.C. (the "Grantee"), having an address of c/o Transwestern Investment Company, 150 N. Wacker Drive, Suite 800, Chicago, Illinois 60606.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, and pursuant to proper authority, hereby Grants, Bargains, Sells, Aliens, Remises, Releases, Conveys and Confirms unto Grantee and its successors, heirs and assigns, all right, title and interest of Grantor in the following described property (collectively the "Property"):

1. The real property described on Exhibit A attached hereto and made a part hereof (the "Land");
2. All buildings, improvements, fixtures, structures, parking areas and landscaping on the Land;
3. All and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in any matter appertaining to such Land, including any and all mineral rights, development rights, water rights and the like; and
4. All right, title and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such Land.

TO HAVE AND TO HOLD the Property in fee simple unto Grantee and its successors, heirs and assigns, forever.

AND Grantor hereby covenants with Grantee, and its successors, heirs and assigns, that Grantor hereby specially warrants the title to said Property and will defend the same against the lawful claims of all persons

545 N. Michigan, Chicago, IL

BOX 333-CTI

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claiming by, through or under Grantor, but not otherwise, subject to the exceptions listed on Exhibit B attached hereto.

This Special Warranty Deed is an absolute conveyance by the Grantor of the above described Property and is not intended as a mortgage, trust conveyance or security of any kind.

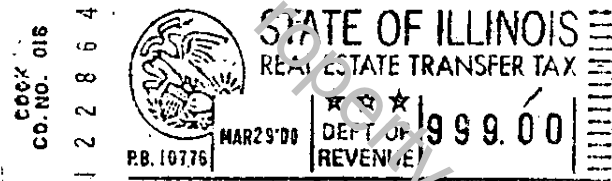
IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered by its duly authorized officer, as of the day and year first above written.

GRANTOR:

00224740

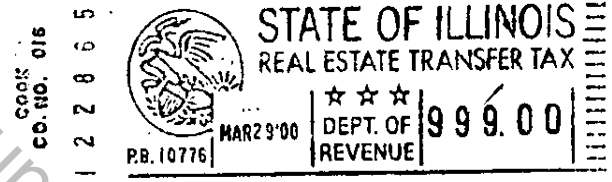
CITY CENTER RETAIL TRUST,
a Maryland real estate investment trust

By: Robert Underhill
Name: Robert Underhill
Title: Executive Vice President



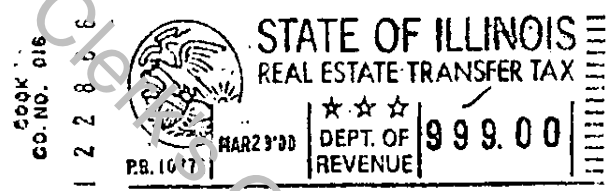
SEND SUBSEQUENT TAX BILLS TO:

Transwestern 545 N. Michigan, L.L.C.
c/o Transwestern Investment Co.
150 N. Wacker Drive, Suite 800
Chicago, IL 60606

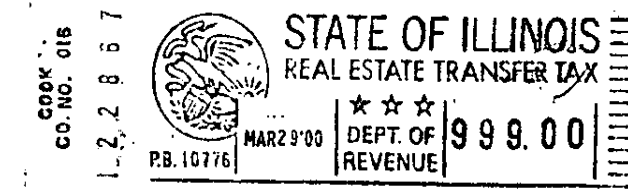


THIS INSTRUMENT WAS PREPARED BY:

Mara Shapiro Smith
Mayer, Brown & Platt
190 South LaSalle Street
Chicago, Illinois 60603




City of Chicago
Dept. of Revenue
222917
Real Estate
Transfer Stamp
\$45,000.00
13/29/2000 14:38 Batch 01250 44



545 N. Michigan, Chicago, IL

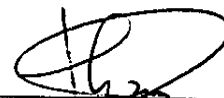
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE _____
STAMP MAR29'00  03.00
P.B. 11424

I, Jesus Arellano, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Underhill personally known to me to be the Executive Vice President of City Center Retail Trust, a Maryland real estate investment trust, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Executive Vice President, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act of said real estate investment trust, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 24 day of March, 2000.



Notary Public


COOK CO. NO. 018
2 2 8 6 8

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR29'00 DEPT. OF REVENUE 999.00
P.B. 10776


My Commission Expires: 05/15/2000


“OFFICIAL SEAL”
Jesus H. Arellano
Notary Public, State of Illinois
My Commission Exp. 05/15/2000


00224740

COOK CO. NO. 016
2 2 8 6 9

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR29'00 DEPT. OF REVENUE 999.00
P.B. 10776

COOK CO. NO. 016
2 2 8 7 0

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR29'00 DEPT. OF REVENUE 06.00
P.B. 10776

COOK CO. NO. 017
2 2 8 6 7
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE _____
STAMP MAR29'00  999.00
P.B. 11424

COOK CO. NO. 016
2 2 8 7 0
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE _____
STAMP MAR29'00  999.00
P.B. 11424

COOK CO. NO. 013
2 2 8 6 3
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE _____
STAMP MAR29'00  999.00
P.B. 11424

545 N. Michigan, Chicago, IL

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 6 IN W.L. NEWBERRYS SUBDIVISION OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED APRIL 8, 1997 AND RECORDED MAY 19, 1997 AS DOCUMENT 97351151 FROM CORUS BANK AS TRUST UNDER TRUST AGREEMENT DATED JANUARY 1, 1997 AND KNOWN AS TRUST NUMBER 4261 TO MBL LIFE ASSURANCE CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INGRESS AND EGRESS, TO PROVIDE MANEUVERING SPACE FOR VEHICULAR ACCESS, INCLUDING ANCILLARY PEDESTRIAN MOVEMENT OVER THE FOLLOWING DESCRIBED LAND:

THE SOUTH 40 FEET OF THE WEST 20 FEET OF LOT 3 IN WALTER L. NEWBERRY'S SUBDIVISION OF THE NORTHWEST PART OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, IN NOVEMBER 19, 1852 IN BOOK 49 OF MAPS AT PAGE 32.

PIN: 17-10-122-002-0000 /

COMMON ADDRESS: 545 N. MICHIGAN, CHICAGO, ILLINOIS 60611

00224740

545 N. Michigan, Chicago, IL

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EXHIBIT B

PERMITTED EXCEPTIONS

All of those exceptions set forth in Schedule B of the title policy issued to Grantee by Chicago Title Insurance Company, Policy No. 7841864.

Property of Cook County Clerk's Office
00224740

545 N. Michigan, Chicago, IL