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Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 07/09/2003 04:43 PM Pg: 1 of 6

Prepared by:

John C. Huff
Mayer, Brown, Rowe & Maw LLP
190 S. LaSalle Street
Chicago, IL 60603

After recording return to:

Kevin Garvey
Piper Rudnick
203 North LaSalle Street
Suite 1800
Chicago, Illinois 60601

TICOR 486294
Dkt
3 28

SPECIAL WARRANTY DEED

THIS DEED, made this 9th day of July, 2003, from Clark/Taylor, L.L.C., a Delaware limited liability company ("Grantor") to Target Corporation, a Minnesota corporation ("Grantee"), whose address is 1000 Nicollet Mall, Minneapolis, Minnesota 55403.

Witnesseth, that Grantor, for and in consideration of the sum of \$10.00 Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the power and authority vested in Grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all 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

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise 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, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

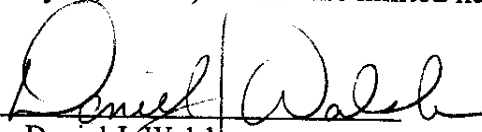
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto.

Box 15

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the its sole member, the day and year first above written.

Clark/Taylor, L.L.C., a Delaware limited liability company


By: 
Daniel J. Walsh
Executive Committee Member

Forward future tax bills to:


Target Corporation
Attention: Property Tax Dept.
1000 Nicollet Mall, TPN-0950
Minneapolis, Minnesota 55403

CITY OF CHICAGO
CITY TAX  JUL.-9.03
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE # 0000008565


REAL ESTATE TRANSFER TAX
32000,00
FP 102803

COOK COUNTY
COUNTY TAX  JUL.-9.03
REAL ESTATE TRANSACTION TAX
REVENUE STAMP # 0000008987


REAL ESTATE TRANSFER TAX
0642175
FP326707

CITY OF CHICAGO
CITY TAX  JUL.-9.03
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE # 0000000000


REAL ESTATE TRANSFER TAX
32000,00
FP 102803

STATE OF ILLINOIS
STATE TAX  JUL.-9.03
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE # 0000009029


REAL ESTATE TRANSFER TAX
0642175
FP 102809

CITY OF CHICAGO
CITY TAX  JUL.-9.03
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE # 0000000000

REAL ESTATE TRANSFER TAX
32000,00
FP 102803

STATE OF ILLINOIS
STATE TAX  JUL.-9.03
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE # 0000009030

REAL ESTATE TRANSFER TAX
0642175
FP 102809

CITY OF CHICAGO
CITY TAX  JUL.-9.03
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE # 0000008568

REAL ESTATE TRANSFER TAX
00326,00
FP 102803

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STATE OF _____)
)
 COUNTY OF _____) SS

I, Nancy Steadman, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Daniel J. Walsh, personally known to me to be the Executive Committee Member of Clark/Taylor, L.L.C., 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 he signed and delivered the said instrument pursuant to proper authority given said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27th day of June, 2003.

Nancy Steadman
 Notary Public

[SEAL]

My commission expires:

02/06/05



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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

That part of Blocks 107 and 108 in the School Section Addition to Chicago in the Southeast $\frac{1}{4}$ of Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, together with Lots 1, 2, 3, 4, 5, 6, and 7 and part of Lots 8, 16, and 17 and Stowell Street in Stowell's Subdivision of Blocks 106 and 107 and School Section Addition to Chicago and Stowell Slip (or canal), all taken as a tract, bounded and described as follows:

Beginning at the intersection of the West line of South Clark Street as widened (said West line being 20 feet West of and parallel with the East line of said Block 107) with the North line of West Roosevelt Road (being the South line of said Block 107); thence North along said West line of South Clark Street, on an assumed bearing of North 00 degrees 00 minutes 37 seconds East, a distance of 559.00 feet; thence North 89 degrees 59 minutes 23 seconds West, a distance of 352.30 feet to the Westerly face of a concrete wall, being the Westerly line of the Metra retained property; thence South 6 degrees 54 minutes 05 seconds East along said Westerly line, a distance of 97.21 feet to the North line of said Block 107; thence South 89 degrees 56 minutes 02 seconds East, a distance of 28.30 feet to the centerline of the Metra retained property; thence South 6 degrees 53 minutes 04 seconds East, along said centerline, a distance of 465.53 feet to the North line of West Roosevelt Road; thence South 59 degrees 55 minutes 23 seconds East along said centerline, a distance of 256.44 feet to the point of beginning;

Excepting therefrom that part thereof described as follows: Beginning at the intersection of the West line of South Clark Street as widened (said West line being 20 feet West of and parallel with the East line of said Block 107) with the North line of West Roosevelt Road (being the South line of said Block 107); thence North along said West line of South Clark Street a distance of 320.00 feet; thence Westerly along a line parallel with said West Roosevelt Road a distance of 95.00 feet to a line parallel with said West line of South Clark Street; thence South along said parallel line a distance of 320.00 feet to said North line of West Roosevelt Road; thence Easterly along said North line a distance of 95.00 feet to the point of beginning, in Cook County, Illinois.

Common Street Address: Vacant land at the Northwest corner of Clark Street and Roosevelt Road, Chicago, Illinois.

PIN: 17-16-416-006
17-16-416-007

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2002 (second installment only) and subsequent years.
2. Permanent easement for commuter railroad purposes, as amended by Release and Covenant Agreement, recorded October 25, 2000 as Document No. 00838840.
3. Perpetual, non-exclusive easements as created by Grant of Maintenance Agreement recorded October 25, 2000 as Document No. 00838841 and by Joint Grant of Maintenance Easement recorded October 25, 2000 as Document No. 00838842.
4. Terms, provisions and conditions of Amended Residential Business Planned Development Number 523 of the City of Chicago recorded July 29, 1999 as Document No. 99708884.
5. Terms and conditions of Release and Covenant Agreement recorded October 25, 2000 as Document No. 00838840.
6. Terms and conditions of the Ordinance by the City Council of the City of Chicago passed June 19, 2002 and recorded December 11, 2002 as Document No. 0021366616.
7. LaSalle Park Public Improvements Redevelopment Agreement recorded December 11, 2002 as Document No. 0021366618.

Redevelopment Subordination Agreement recorded December 11, 2002 as Document No. 0021366619.
8. Right, title and interest of the City of Chicago, successor in interest to The Chicago Tunnel Company, in and to the following freight tunnel shown on Plat of Survey No.0204012-ALTA by Chicago Guarantee Survey Company dated June 5, 2002, and last revised October 21, 2002, and facilities related to said tunnels:
 - (a) entering the land at approximately the center line, extended South of LaSalle Street and proceeding South along said extended center line through the land to Roosevelt Road.

More specifically defined on Exhibit B to Release from City of Chicago to Clark/Taylor, L.L.C. recorded December 18, 2002 as Document No. 0021405863.
9. Non-exclusive, irrevocable easement over and across the portion of the easement area defined therein, as granted by the East-West Access Easement Agreement by and between Clark/Taylor, L.L.C. and Target Corporation recorded _____, 2003 as Document No. _____.
10. Zoning Covenant by and among Clark/Taylor, L.L.C., Target Corporation and Allright Corporation recorded _____, 2003 as Document No. _____.

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11. Declaration of Restrictive Covenants made by Clark/Taylor, L.L.C. to and for the benefit of Target Corporation recorded _____, 2003 as Document No. _____.

Property of Cook County Clerk's Office

