



Doc#: 0424031045
Eugene "Gene" Moore Fee: \$36.00
Cook County Recorder of Deeds
Date: 08/27/2004 11:39 AM Pg: 1 of 7

This document was prepared by
and after recording return to:

Catherine McGivney
Connelly Roberts & McGivney LLC
1 North Franklin Street
Suite 1200
Chicago, Illinois 60606

THIS TRANSFER IS EXEMPT
UNDER THE PROVISIONS OF
PARAGRAPH (e), ILCS
200/31-45 OF THE REAL
ESTATE TRANSFER TAX
LAW.

Tulsa Briggs

Above Space for Recorder's use only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the date set forth below by The 1100 North Dearborn Limited Partnership, an Illinois limited partnership ("Grantor"), to The Albert Berger Trust ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its heirs, legal representatives, successors and assigns, FOREVER, a 6.675520% undivided interest in and to all of the following described real estate, situated in the County of Cook, State of Illinois, known and described as follows, to wit:

Legal Description on Exhibit A attached hereto and made a part hereof (the "Property").

Together with all and singular the hereditaments and appurtenances thereunto 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 Grantor, either in law or in equity, of, in and to the Property, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, as above described, unto the Grantee, its heirs and assigns forever.

4827 90600 EC

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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 Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and it WILL WARRANT AND DEFEND, the Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters set forth on **Exhibit B** attached hereto and incorporated herein, none of which shall be re-imposed hereby.

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IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the ____ day of August, 2004

THE 1100 NORTH DEARBORN LIMITED PARTNERSHIP, an Illinois limited partnership

By: RECC Corporation II, an Illinois corporation, its general partner

By: Miles L. Berger
Miles L. Berger
Chairman

Property of Cook County Clerk's Office

STATE OF ILLINOIS

) SS.

COUNTY OF COOK

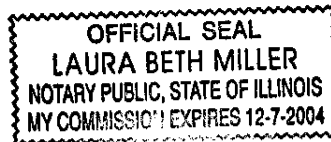
This instrument was acknowledged before me on August 6, 2004 by Miles L. Berger, as the Chairman of RECC Corporation II, general partner of The 1100 North Dearborn Limited Partnership, an Illinois limited partnership, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as such Chairman as his free and voluntary act and deed, and as the free and voluntary act and deed of said entity for the uses and purposes set forth herein.

GIVEN under my hand and Notarial Seal, this 6 day of August, 2004.

Laura Beth Miller
Notary Public

MY COMMISSION EXPIRES:

12-7-2004



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EXHIBIT A

LEGAL DESCRIPTION

LOT 17 AND THE SOUTH 40.00 FEET OF LOT 18 IN BLOCK 18 IN BUSHNELL'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Identification No.: 17-04-413-010

Address of Real Estate: 1100 North Dearborn
Chicago, Illinois 60610

City of Chicago		Real Estate
Dept. of Revenue		Transfer Stamp
350436		\$0.00
08/26/2004 13:48	Batch 00797	80

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Taxes for the year(s) 2003, 2004 and subsequent years.

First installment tax for the year 2003 in the amount of \$194,079.70 is paid.

Taxes for the year(s) 2003 (final) and 2004 are not yet ascertainable or payable.

Tax Identification No.: 17-04-413-010

2. Mortgage dated December 10, 1982 and recorded January 3, 1983 as document 26454657, made by National Boulevard Bank of Chicago, as Trustee under Trust Agreement dated November 25, 1958 and known as Trust Number 345, to American National Bank & Trust Company of Chicago, to secure an indebtedness in the amount of \$3,000,000.00, and the terms and conditions thereof.

Modification Agreement recorded February 4, 1988 as Document 85053827

Assumption and Modification Agreement recorded October 29, 1990 as Document 90527111 made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated November 25, 1958 and known as Trust Number 345 and American National Bank and Trust Company, as Trustee under Trust Agreement dated November 30, 1989 and known as Trust Number 109915-03.

Modification Agreement recorded March 20, 1992 as Document 92186079.

3. Assignment of Rents made by National Boulevard Bank of Chicago, as Trustee under Trust Agreement dated November 25, 1958 and known as Trust Number 345 to American National Bank & Trust Company of Chicago recorded January 3, 1983 as document 26454658.

Assumption and Modification Agreement recorded October 29, 1990 as Document 90527111 made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated November 25, 1958 and known as Trust Number 345 and American National Bank and Trust Company, as Trustee under Trust Agreement dated November 30, 1989 and known as Trust Number 109915-03.

Modification Agreement recorded March 20, 1992 as Document 9218609.

4. Terms, powers, provisions and limitations of the Partnership Agreement under which title is held.
5. Right, Title and Interest of Realty & Mortgage Company, as agent and Berger Realty Group LLC, as disclosed by the above noted Agreement and as tax assessee under tax assessments.

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6. Existing unrecorded Leases, if any, and rights of parties in possession under such unrecorded lease.
7. Matters which would be disclosed by an accurate survey of the Property.
8. All covenants, conditions, restrictions easements, encumbrances and agreements of record affecting the Property.
9. Present and future zoning laws, ordinances, resolutions, orders and regulations of all municipal, county, state or federal governments having jurisdiction over the Property.

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Grantor-Grantee Statement

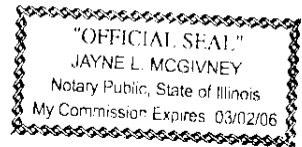
(Exempt and ABI Transfer Declaration Statement
Required Under Public Act 87-543 Cook County Only)

The grantor 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 title to real estate under the laws of the State of Illinois.

Dated August 9, 2004

Signature: Laura L. Carroll
Grantor or Agent

Subscribed and sworn to before
me by the said Laura L. Carroll
this 9th day of August, 2004
Notary Public Jayne L. McGivney

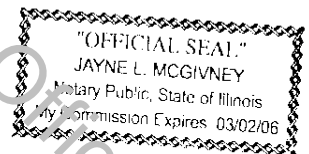


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated August 9, 2004

Signature: Laura L. Carroll
Grantee or Agent

Subscribed and sworn to before
me by the said Laura L. Carroll
this 9th day of August, 2004
Notary Public Jayne L. McGivney



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)