



Doc#: 0432203156

Eugene "Gene" Moore Fee: \$38.00

Cook County Recorder of Deeds

Date: 11/17/2004 04:18 PM Pg: 1 of 8

SPECIAL WARRANTY DEED **Illinois**

THIS INDENTURE, made as of the 10th day of November, 2004, between 555 WEST MONROE STREET OWNER CORP, a Delaware corporation (hereinafter referred to as "Grantor"), to and in favor of WEST MONROE LIFE INVESTORS, LLC, Forty Percent (40%) and WEST MONROE FUND INVESTORS, LLC, Sixty Percent (60%), as tenants in common (hereinafter referred to collectively as "Grantee") whose address is c/o CB Richard Ellis, 311 South Wacker Drive, City of Chicago, Township of West Chicago, State of Illinois;

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its heirs and assigns, FOREVER, all the real estate, situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and by this reference made a part hereof, 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 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 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the matters set forth in Exhibit B attached hereto and made a part hereof.

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

**555 WEST MONROE STREET OWNER
CORP**, a Delaware corporation

By: PF Global Real Estate Advisors, LLC, its
agent

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
359471 \$142,500.00
11/17/2004 16:05 Batch 11806 97

By: Prudential Investment Management
Inc., its sole and managing member

By: *Joanna Mulford*
Name: Joanna Mulford
Title: Vice President

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
359474 \$7,500.00
11/17/2004 16:06 Batch 11806 97

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
359469 \$142,500.00
11/17/2004 16:05 Batch 11806 97

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
359473 \$142,500.00
11/17/2004 16:06 Batch 11806 97

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
359468 \$142,500.00
11/17/2004 16:05 Batch 11806 97

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
359472 \$142,500.00
11/17/2004 16:06 Batch 11806 97

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
359470 \$142,500.00
11/17/2004 16:05 Batch 11806 97

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STATE OF New Jersey)
)
 COUNTY OF Monroe)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Joanna Mulford, as Vice President of Prudential Investment Management, Inc., the sole and managing member of PF Global Real Estate Advisors, LLC, the authorized agent of 555 West Monroe Street Owner Corp, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President of Prudential Investment Management, Inc. as sole and managing member of PF Global Real Estates Advisors, LLC, as agent of such Company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own 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 22 day of October, 2004.

Gregory J. Kudlac
 Notary Public

This Instrument Was Prepared By:

John L. Opar, Esq.
 Shearman & Sterling LLP
 599 Lexington Avenue
 New York, New York 10022

After Recording Return To:

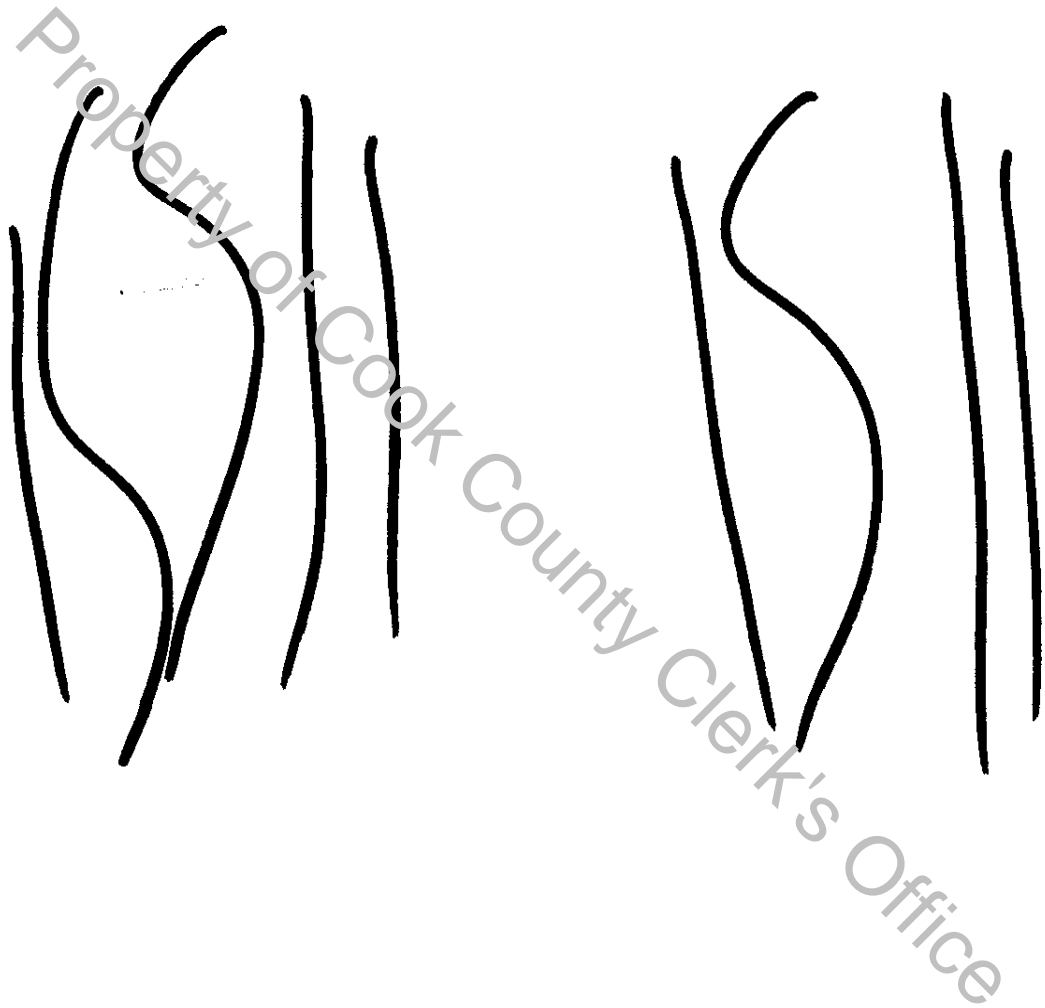
Donise R. Cannaday
 Principal Real Estate Investors, LLC
 801 Grand Avenue
 Des Moines, IA 50392-1360

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EXHIBIT A

PROPERTY DESCRIPTION

Property of Cook County Clerk's Office

A large, stylized handwritten signature in black ink, consisting of several loops and vertical strokes, is written across the center of the page. A diagonal watermark reading "Property of Cook County Clerk's Office" is overlaid across the signature.

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Schedule C

The land referred to in this policy is situated in the State of Illinois, County of Cook, and is described as follows:

PARCEL 1:

(A) LOTS 2 AND 3, EXCEPT THE SOUTH 14.08 FEET OF SAID LOT 3, IN CHARLES WESENCRAFT'S SUBDIVISION OF LOTS 3, 4, 5, AND 6 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS

(B) ALL OF LOTS 1 THROUGH 6, BOTH INCLUSIVE, IN WARD'S SUBDIVISION OF LOT 1 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS

(C) ALL THOSE PARTS OF LOT 7 IN WARD'S SUBDIVISION OF LOT 1 IN BLOCK 47 AND OF LOT 2 IN BLOCK 47 IN SCHOOL SECTION ADDITION TO CHICAGO, AND OF LOT 1 IN CHARLES WESENCRAFT'S SUBDIVISION OF LOTS 3, 4, 5 AND 6 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO LYING NORTH OF A LINE 124.86 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST MONROE STREET, IN SECTION 16, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS

(D) THE VACATED NORTH-SOUTH 10 FOOT PUBLIC ALLEY LYING EAST OF AND ADJOINING LOT 1 AND WEST OF AND ADJOINING LOTS 2 AND 3 IN CHARLES WESENCRAFT'S SUBDIVISION OF LOTS 3, 4, 5 AND 6 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO LYING NORTH OF A LINE 124.86 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST MONROE STREET, IN SECTION 16, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS

(G) EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 (A), 1 (B), 1 (C) AND 1 (D) RECORDED NOVEMBER 2, 2000 AS DOCUMENT NUMBER 00566229 AND RE-RECORDED DECEMBER 13, 2000 AS DOCUMENT NUMBER 00977331 AND AMENDMENT RECORDED DECEMBER 3, 2001 AS DOCUMENT NUMBER 0011134341 AND A SECOND AMENDMENT RECORDED SEPTEMBER 11, 2002 AS DOCUMENT NUMBER 0020996691 OVER THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF LOT 2 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE 124.86 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST MONROE STREET AND NORTH OF A LINE 136.86 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST MONROE STREET, IN COOK COUNTY, ILLINOIS AND ALL THAT PART OF LOT 1 IN CHARLES WESENCRAFT'S SUBDIVISION OF LOTS 3, 4, 5 AND 6 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO, LYING SOUTH OF A LINE 124.86 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST MONROE STREET AND NORTH OF A LINE 136.86 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF MONROE STREET, IN SECTION 16, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS AND ALL THAT PART OF LOT 7 IN WARD'S SUBDIVISION OF LOT 1 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL LYING SOUTH OF A LINE 124.86 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST MONROE STREET AND NORTH OF A LINE 136.86 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST MONROE STREET AND EAST OF A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH JEFFERSON STREET.

(H) EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1A, 1B, 1C AND 1D RECORDED NOVEMBER 2, 2000 AS DOCUMENT NUMBER 00866228 AND RE-RECORDED DECEMBER 13, 2000 AS DOCUMENT NUMBER 00977332 AND AMENDMENT RECORDED OCTOBER 9, 2002 AS DOCUMENT NUMBER 0021110223 OVER THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE EAST 28 FEET OF LOTS 1 AND 9 IN CHARLES WESENCRAFT'S SUBDIVISION OF LOTS 3, 4, 5 AND 6 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO LYING SOUTH OF A LINE 124.86 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST MONROE STREET AND NORTH OF THE EASTERLY

First American Title

Order # _____

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EXTENSION OF THE NORTH LINE OF THE SOUTH 8 FEET OF LOT 3 IN W. B. EGAN'S SUBDIVISION OF LOTS 7 AND 8 IN BLOCK 47 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS


Property Address: 555 West Monroe
Chicago, IL


PTN: 17-16-107-024

17-16-107-026

17-16-107-029

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
STATE TAX	 NOV. 17.04	# 0000012104	5750000
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP326660

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
STATE TAX	 NOV. 17.04	# 0000012105	5750000
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP326660

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX		REAL ESTATE TRANSFER TAX	
	 NOV. 17.04	# 0000145531	5750000	
	REVENUE STAMP		FP326670	

First American Title
Order # _____

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Acts of Purchaser, and those claiming by, through and under Purchaser.
2. General real estate taxes and assessments for the year 2003 and subsequent years.
3. Mortgage dated November 1, 2002 and recorded November 4, 2002 as document 0021217456, made by 555 West Monroe Street Owner Corp, to Column Financial Inc., to secure an indebtedness in the amount of \$72,000,000.00, and the terms and conditions thereof.

Assigned to Wells Fargo Bank Minnesota, N.A., as trustee for the registered holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass Through Certificates, Series 2003-CPN1 by document 0328316007.

4. Assignment of Rents made by 555 West Monroe Street Owner Corp to Column Financial Inc., recorded November 4, 2002 as document 0021217618.

Assigned to Wells Fargo Bank Minnesota, N.A., as trustee for the registered holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass Through Certificates, Series 2003-CPN1 by document 0328316006.

5. A financing statement recorded November 13, 2002 as 0021248765 of Official Records.

Debtor: 555 West Monroe Street Owner Corp
Secured Party: Column Financial Inc.

6. A financing statement recorded November 20, 2002 as 0021286920 of Official Records.

Debtor: 555 West Monroe Street Owner Corp
Secured Party: Column Financial Inc.

Assigned to Wells Fargo Bank Minnesota, N.A., as trustee for the registered holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass Through Certificates, Series 2003-CPN1 by document 0320610001.

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7. Subordination, non-disturbance agreement dated October 31, 2002 by and between Column Financial Inc. and Quaker Oats Company, a New Jersey corporation recorded as document 0021217619.

8. Redevelopment agreement by and among the City of Chicago, Monroe/Clinton LLC and The Quaker Oats Company dated October 30, 2000 recorded November 2, 2000 as document number 00866230.

9. Declaration of covenants, conditions and restrictions made by Monroe/Clinton LLC, Jefferson Clinton LLC and Adams/Clinton LLC dated October 30, 2000 recorded November 2, 2000 as document number 00866231.

10. 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.

11. Rights of tenants, including without limitation The Quaker Oats Company, as tenants only under unrecorded leases.