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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13th day of January, 2005, by SIMON PROPERTY GROUP (ILLINOIS), L.P., an Illinois limited partnership, 115 W. Washington Street, Indianapolis, Indiana 46204 ("Grantor"), to and in favor of ANDREW JIN-CHAN CHERNG AND PEGGY TSIANG CHERNG, Co-Trustees of the CHERNG FAMILY TRUST dated October 30, 1987, c/o Panda Express, 1683 Walnut Grove Avenue, Rosemead, California 91770 ("Grantee");

WITNESSETH THAT:

Grantor, for valuable consideration, does hereby grant, with special warranty covenants, unto the Grantee, its successors and assigns, all of the parcel of land lying and being in Cook County, Illinois, consisting of approximately 0.619 acres, as more fully described in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Parcel");

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 Parcel, with the hereditaments and appurtenances;

BUT SUBJECT TO:

- (i) all streets and public rights of way;
- (ii) all laws, rules and/or regulations (federal, state and/or local) now in effect;
- (iii) restrictions, encumbrances, reservations, limitations, conditions, easements, agreements and/or other matters affecting the Parcel, if of public record; and
- (iv) all real estate taxes and assessments not due and payable as of the date hereof.

TO HAVE AND TO HOLD, the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

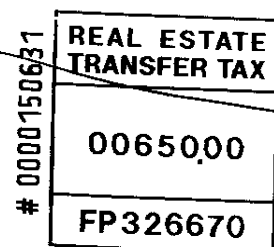
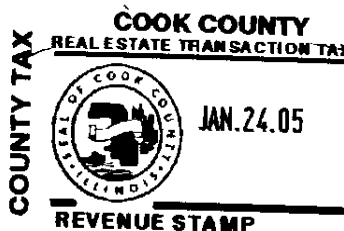
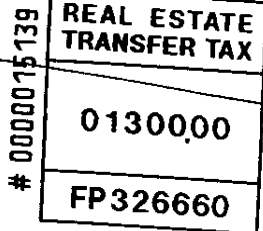
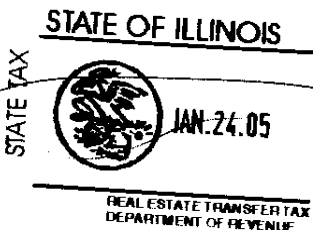
This instrument was prepared by and after recording should be returned to:

#I-1091

Return to Interstate Title Services
5 Harvard Circle, Ste. 110
West Palm Beach, FL 33409



\$50
Real Estate
Transfer Tax
1807



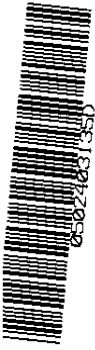
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BA 04030688 182

PIN# 18-16-301-009

Doc#: 0502403135
Eugene "Gene" Moore Fee: \$60.50
Cook County Recorder of Deeds
Date: 01/24/2005 03:03 PM Pg: 1 of 3



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EXHIBIT "A" Legal Description of the Parcel

That part of the North Three Quarters of Lot 11 in School Trustees Subdivision of Section 16, Township 38 North, Range 12 East, of the Third Principal Meridian, all in Cook County, Illinois, bounded and described as follows:

Beginning at a point, said point being 50.00 feet West of the East line of Lot 11 and 257.08 feet South of the North line of Lot 11; thence South along a line which is parallel to and 50.00 feet West of the East line of Lot 11, bearing South 0 degrees 00'00" West, a distance of 135.00 feet to a point; thence West along a line parallel with the South line of the North Three Quarters of Lot 11, bearing North 89 degrees 45' 58" West, a distance of 200.00 feet to a point; thence North along a line parallel to the East line of Lot 11, bearing North 0 degrees 00'00" East, a distance of 135.00 feet to a point; thence East along a line parallel with the South line of the North Three Quarters of Lot 11 bearing South 89 degrees 45' 58" East, a distance of 200.00 feet to the point of beginning.

