

SPECIAL WARRANTY DEED  
(Corporation to Individual)

THIS AGREEMENT, made this 24 day of January, 2005, between LAURENCE H. WEINER as to an undivided 1% interest, GERALD LEE NUDO as to an undivided 1% interest, ELLIOT M. WEINER as to an undivided 49% interest and ANNE B. VOSHEL as to an undivided 49% interest, as Tenants-in-Common, collectively as party of the first part, and 205 RANDOLPH INVESTORS LLC, an Illinois limited liability company, PRIDE PROPERTIES, L.L.C., an Illinois limited liability company; and JOSEPH S. MESSER and THOMAS R. STILP as Tenants-in-Common, 160 West Washington, #300, Chicago, Illinois 60602, collectively as party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs 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:

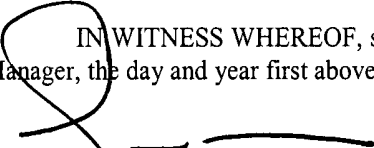
See Exhibit A attached hereto and by this reference incorporated herein.

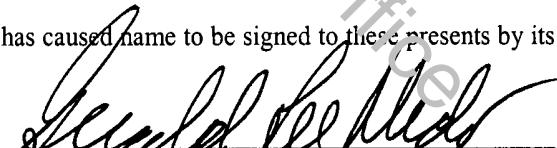
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, 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 party of the second part, its heirs and assigns forever.

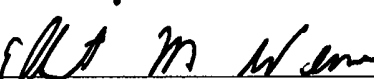
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that 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 Exhibit B attached hereto and by this reference incorporated herein.

Permanent Real Estate Number: 17-09-443-006-0000, 17-09-443-007-0000  
Address of real estate: 205 West Randolph, Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part has caused name to be signed to these presents by its Manager, the day and year first above written.

  
LAURENCE H. WEINER

  
GERALD LEE NUDO

  
ELLIOT M. WEINER

  
ANNE B. VOSHEL

This instrument was prepared by:  
Arnold Weinberg  
Weinberg Richmond LLP  
333 West Wacker Drive, Suite 1800  
Chicago, Illinois 60606

8250968 D2 569 2086

Doc#: 0503214235  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 02/01/2005 01:54 PM Pg: 1 of 4



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STATE OF ILLINOIS

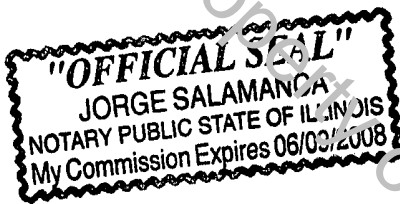
}  
} ss.  
}

COUNTY OF COOK

I, Jorge SALAMANCA

a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT LAURENCE H. WENER, GERALD LEE NUDO, ELLIOT M. WEINER and ANNE B. VOSHEL, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that individually and as such Managers, they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of January, 2005.



Jorge Salamanca  
Notary Public  
Commission expires 06/09/2008

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX
STATE TAX	JAN. 31. 05	20640.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000002140	FP 103024

MAIL TO:

JOSEPH MESSER  
(Name)  
166 W. WASHINGTON  
(Address)  
CHICAGO IL 60602  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

MIDLAKES MGMT LLC  
(Name)  
166 W. WASHINGTON  
(Address)  
CHICAGO IL 60602  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

COOK COUNTY REAL ESTATE TRANSACTION TAX		REAL ESTATE TRANSFER TAX
COUNTY TAX	JAN. 31. 05	10320.00
REVENUE STAMP	# 0000000097	FP 103022

607448-1

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## EXHIBIT A

### Legal Description

*in Block 41*  
 LOT 1 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 9,  
 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
 COOK COUNTY, ILLINOIS.

Commonly known as 205 West Randolph, Chicago, Illinois

PINs: 17-09-443-006-0000  
 17-09-443-007-0000

City of Chicago Real Estate  
 Dept. of Revenue Transfer Stamp  
 366485 \$142,500.00  
 01/25/2005 13:37 Batch 14392 60

City of Chicago Real Estate  
 Dept. of Revenue Transfer Stamp  
 366486 \$16,050.00  
 01/25/2005 13:37 Batch 14392 60

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## EXHIBIT B

### PERMITTED EXCEPTIONS

- A. GENERAL REAL ESTATE TAXES FOR 2004 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE;
- B. ZONING AND OTHER REGULATORY LAWS AND ORDINANCES AFFECTING THE PROPERTY;
- C. MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY;
- D. ANY PLAT AFFECTING THE PROPERTY; AND
- E. EASEMENTS, RIGHTS OF WAY, LIMITATIONS, CONDITIONS, COVENANTS, RESTRICTIONS, AND OTHER MATTERS OF RECORD.