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Doc#: 0506705275
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/08/2005 12:51 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

Dated: February 8, 2005

Location: 111 W. Washington Street, Chicago, Illinois

428

PREPARED BY AND UPON
RECORDATION RETURN TO:

TIC Properties, LLC
500 East North Street, Suite F
Greenville, South Carolina 29601
Attn: John W. Boyd

LandAmerica
10 S. LaSalle Street, Suite 2500
Chicago, IL. 60603
Attn: Gary Cichon

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**This instrument was prepared by
and after recording return to:**

TIC Properties, LLC
500 East North Street, Suite F
Greenville, South Carolina 29601
Attention: John W. Boyd

SPECIAL WARRANTY DEED

This Deed, made as of the 28th day of February, 2005, between TIC BURNHAM CENTER, LLC, a Delaware limited liability company, party of the first part, and BURNHAM CENTER 1, LLC, a Delaware limited liability company, whose address is c/o TIC Properties Management, LLC, 500 East North Street, Suite F, Greenville, South Carolina 29601, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) 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 its successors, FOREVER, a 3.55% undivided tenant in common interest in all the real estate legally described on Exhibit A attached hereto and made a part hereof, situated in the County of Cook and State of Illinois, to wit:

PERMANENT INDEX NUMBER: 17-09-459-002

COMMONLY KNOWN AS: 111 West Washington Street
Chicago, Illinois

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or 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, but subject to all conditions, covenants and other matters of record (the "Permitted Exceptions"):

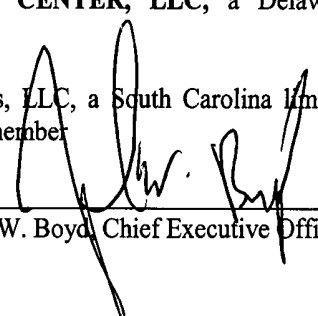
TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, forever.

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, and successors, 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 here in recited; and that it WILL, SUBJECT TO THE PERMITTED EXCEPTIONS, WARRANT AND FOREVER DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under the party of the first part, but not otherwise.

IN WITNESS WHEREOF, said party of the first part has caused this Deed to be executed in its name to be signed to these presents by its authorized representative, the day and year first above written.

TIC BURNHAM CENTER, LLC, a Delaware limited liability company

By: TIC Properties, LLC, a South Carolina limited liability company, its sole member

By: 
John W. Boyd, Chief Executive Officer

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Forward Future Tax Bills to: c/o TIC Properties Management, LLC
500 East North Street, Suite F
Greenville, South Carolina 296901

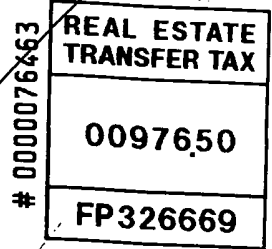
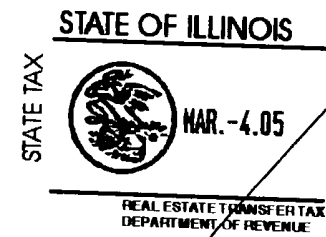
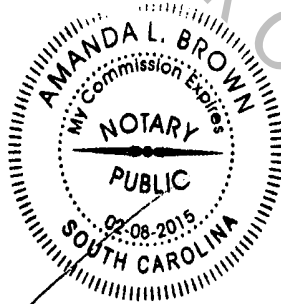
STATE OF South Carolina)
) SS.
COUNTY OF Greenville)

I, Amanda L. Brown, a Notary Public in and for said County in the State aforesaid, do hereby certify that John W. Boyd, as Chief Executive Officer of TIC Properties, LLC, a South Carolina limited liability company, the sole member of TIC Burnham Center, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing Instrument as such respective officer, appeared before me this day in person and acknowledged that he signed and delivered such Instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes set forth therein.

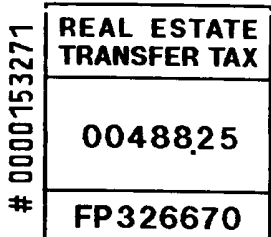
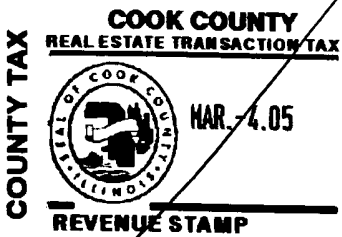
GIVEN under my hand and notarial seal this 22 day of February, 2005.

A. L. Brown
Notary Public

My Commission expires: 02/08/2015



City of Chicago Dept. of Revenue Real Estate Transfer Stamp
370549 \$20,767.50
03/04/2005 10:02 Batch 11870 22



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EXHIBIT A

LEGAL DESCRIPTION

Lots 1, 2 and the East 47 feet of Lot 3 in Block 56 in Original Town of Chicago, in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 17-09-459-002-0000

Address of Real Estate: 111 West Washington Street
Chicago, Illinois 60602

Property of Cook County Clerk's Office