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SPECIAL WARRANTY DEED

Prepared by:

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Equity Client Services, LLC
303 West Madison Street, Suite 1000
Chicago, IL 60606



Doc#: 0507027121
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/11/2005 03:37 PM Pg: 1 of 4

After Recording, Mail To:

MAIL ROOM 0041 09
EARL T. MEDANSKY LTD
208 S LA SALLE ST STE 1200
CHICAGO IL 60604

On this date March 3, 2005, Know All Men By These Presents That The Heritage at Millennium Park, LLC, a Delaware limited liability company (the "Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid, by Dalmat^{ia} Equities, LLC a New York Limited Liability Company, whether one or more, (the "Grantee") to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee the following described property, to-wit:

Near North National Title
222 N. LaSalle
Chicago, IL 60601

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Commonly known as: Unit(s) 1503, 130 North Garland Court, Chicago, Illinois 60602

P.I.N.: Not Divided; part of 17-10-309-001, 17-10-309-003, 17-10-309-004, 17-10-309-005, 17-10-309-006, 17-10-309-007, 17-10-309-008, 17-10-309-010, and 17-10-309-011

(the "Property") subject to the matters listed on Exhibit "B," attached hereto and incorporated herein for all purposes (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) taxes for the year 2005, and subsequent years.

THE HERITAGE AT MILLENNIUM PARK, LLC, a Delaware
limited liability company

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By: The Heritage at Millennium Park Mezzanine LLC, a Delaware limited liability company, Its Manager

By: Mesa MPT, LLC an Delaware limited liability company, Its manager

By: Richard A. Hanson
Richard A. Hanson, Its manager

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County and State, does hereby certify that Richard A. Hanson, which is the manager of Mesa MPT, LLC, which is the manager of The Heritage at Millennium Park Mezzanine LLC, which is the manager of The Heritage at Millennium Park, a limited liability company formed under the laws of the State of Delaware, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such and appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official on March 3, 2005.

Linda Szarkowski
Notary Public

My commission expires: 4/1/08



MAIL TAX Bills &
DALMAU EQUITIES LLC
% BLUE TOWER USA LLC
474 BROOME STR.
New York, New York 10013

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EXHIBIT A

Parcel 1:

Unit 1503 and Parking Space Unit 3-55, 3-60 together with the exclusive right to use of the Limited Common Element Storage Space numbered S808-65 in the Heritage at Millennium Park Condominium as delineated and defined on the Plat of Survey of the following described parcels of real estate:

Part of Lots 1 to 6, inclusive, in Block 12 in Fort Dearborn Addition to Chicago in the Southwest Fractional Quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit "C" to the Declaration of Condominium recorded December 16, 2004 as document number 0435103109, as amended from time to time, together with their undivided percentage interest in the Common Elements.

Parcel 2:

Easement appurtenant for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded December 16, 2004 as document number 0435103107 for ingress and egress, for maintenance, structural support, use of facilities, encroachments, common walls, utilities and permanent canopy over the land described herein. (Said land commonly referred to as the retail parcel.)

GRANTOR ALSO HEREBY GRANTS TO GRANTEES AND GRANTEES' SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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EXHIBIT B

Permitted Exceptions

- (1) current non-delinquent real estate taxes and taxes for subsequent years;
- (2) the Illinois Condominium Property Act;
- (3) the Declaration;
- (4) Declaration of Covenants, Conditions, Restrictions and Easements;
- (5) applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (6) leases and licences affecting the common elements;
- (7) public and utility easements and covenants, conditions and restrictions of record;
- (8) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Grantor shall so remove at that time by using funds to be paid upon delivery of the Deed;
- (9) matters insured over by Near North National Title Corporation;
- (10) rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for alleys, roads and highways, if any; and
- (11) Acts done or suffered by Grantee.

