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Doc#: 0511244024
Eugene "Gene" Moore Fee: \$34.50
Cook County Recorder of Deeds
Date: 04/22/2005 03:21 PM Pg: 1 of 6

This instrument was prepared by:
Stephanie B. Shellenback
Gardner Carton & Douglas LLP
191 North Wacker Drive, Suite 3700
Chicago, Illinois 60606

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that LASALLE HUBBARD L.L.C., a Delaware limited liability company and duly authorized to transact business in the State of Illinois, having an office at Merchandise Mart, Suite 470, Chicago Illinois 60654 ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby GRANTS and CONVEYS to 400 NORTH LASALLE STREET LLC, a Delaware limited liability company ("Grantee") having an office at 33 West Monroe Street, Suite 1900, Chicago, Illinois the following property located in Cook County, Illinois:

See Legal Description attached hereto as Exhibit A

Property Address: 400 North LaSalle Street, Chicago, Illinois

PIN: 17-09-259-020
17-09-259-021

TO HAVE AND TO HOLD the said premises, together with the improvements thereon and the rights, easements, privileges, hereditaments and appurtenances and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all the estate, right, title, interest, claim or demand whatsoever thereunto belonging or appertaining, unto Grantee, its heirs and assigns forever, subject only to the encumbrances set forth on Exhibit B attached hereto.

And Grantor, for itself and its successors, hereby warrants to Grantee, its heirs and assigns, only that: (1) Except for the encumbrances set forth on Exhibit B attached hereto, Grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner, encumbered; and (2) Grantor will forever warrant and defend the said premises against all persons lawfully claiming by, through or under Grantor, but not otherwise.

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

CH01/12417455.3

NNNT 01050252

Handwritten initials and circled number 4

Handwritten signature

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IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, this 21st day of April, 2005.

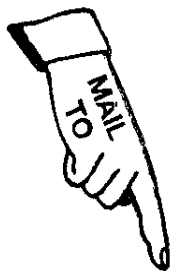
LASALLE HUBBARD L.L.C.,
a Delaware limited liability company

By: Mart Parking L.L.C.,
a Delaware limited liability company,
Managing Member

By: Vornado Realty L.P.,
a Delaware limited partnership,
Sole Member

By: Vornado Realty Trust,
a Maryland real estate investment trust,
General Partner

By: Joseph Macrow
Name: Joseph Macrow
Title: Authorized Signatory



After recording return to:
Larry Kiben
Bell Boyd + Lloyd
Three Kt National Plaza #3300
Chicago, Illinois

Send subsequent tax bills to:
400 North LaSalle Street LLC
33 W. Monroe # 1900
Chicago, Illinois 60603

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State of New Jersey)
County of Bergen) ss.

I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Joseph M. Mena personally known to me to be an authorized signatory of Vornado Realty Trust, a Maryland real estate investment trust, as General Partner of Vornado Realty L.P., a Delaware limited partnership, the sole Member of Mart Parking L.L.C., a Delaware limited liability company, as Managing Member of LASALLE HUBBARD L.L.C., a Delaware limited liability company, the Grantor herein, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such authorized signatory, he signed and delivered the said instrument of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of April, 2005.

Deborah Anthony
NOTARY PUBLIC

Commission expires:

DEBORAH ANTHONY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb. 6, 2006

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Exhibit A to Special Warranty Deed

Legal Description

Parcel 1:

Lots 1 to 8, inclusive, together with the Private Court South of and adjoining said Lot 2, East of and adjoining said Lots 3 and 4, North of and adjoining said Lots 6 and 7 and West of and adjoining said Lot 8 in the Assessor's Division of Block 9 in Newberry's Addition to Chicago, together with Lots 1 (except that part taken for LaSalle Street) and Lots 2, 3, 4, 5 and 6 (except the East 20 feet of Lot 6) and that part of the East-West 18.00 foot public alley lying North of Lots 1, 2 and 3 (except the East 20 feet of Lot 1 taken for widening LaSalle Street) and lying south of Lots 4, 5 and 6 (except the East 20 feet of Lot 6 taken for widening LaSalle Street) in Block 4 in Wolcott's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all taken as a tract, lying East of a line described as follows: beginning on the South line of said Lot 8, a distance of 175.12 feet East of the Southwest corner of Lot 8; thence North, perpendicular to said South line, 121.80 feet; thence West, perpendicular to the last described course, 1.46 feet; thence North, perpendicular to the last described course, 9.70 feet; thence West, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 20.00 feet; thence East, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 2.00 feet; thence West, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 20.00 feet; thence East, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 2.00 feet; thence West, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 20.00 feet; thence East, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 16.42 feet; thence East, perpendicular to the last described course, 1.46 feet; thence North, perpendicular to the last described course, 8.53 feet to a point on the North line of said Lot 8, a distance of 174.57 feet East of the Northwest corner of said Lot 1, in Cook County, Illinois.

Parcel 2:

Easements for the benefit of Parcel 1 as created by Declaration of Reciprocal Easements and Parking and Development Rights, dated 11-30-01 and recorded March 22, 2002 as document number 20331215, over, upon and across the land described as follows:

Lots 1 to 8, inclusive, together with the Private Court south of and adjoining said Lot 2, East of and adjoining said Lots 3 and 4, North of and adjoining said Lots 6 and 7 and West of and adjoining said Lot 8 in the Assessor's Division of Block 9 in Newberry's Addition to Chicago, together with Lots 1 (except that part taken for LaSalle Street) and Lots 2, 3, 4, 5 and 6 (except the East 20 feet of Lot 6) and that part of the East-West 18.00 foot public alley lying North of Lots 1, 2 and 3 (except the East 20 feet of Lot 1 taken for widening LaSalle Street) and lying south of Lots 4, 5 and 6 (except the East 20 feet of Lot 6 taken for widening LaSalle Street) in Block 4 in Wolcott's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all taken as a tract, lying West of and adjoining Parcel 1, in Cook County, Illinois.

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Exhibit B to Special Warranty Deed


Permitted Exceptions

1. The lien of general taxes for the years 2004 and 2005 and subsequent years.
2. Relative to the vacation of the 18 foot wide alley by ordinance recorded as document number 0010696983, rights of Ameritech Illinois, its successors or assigns, to operate, maintain, construct, replace and renew overhead poles, wires and associated equipment, and underground conduits, cables and associated equipment for the transmission and distribution of telephonic and associated services under, over and along part of said vacated alley, with the right of ingress and egress, as reserved under the ordinance.
3. Local, state and federal laws, ordinances (other than easement rights for the benefit of Ameritech Illinois reserved in the City of Chicago Ordinance vacating the alley formerly located on the Land, which Ordinance was recorded on August 1, 2001 as Document No. 0010696983) or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property.
4. Declaration of Reciprocal Easements and Parking and Development Rights made by Wells Kinzie L.L.C. dated as of November 30, 2001 and recorded March 22, 2002 as Document No. 20331215; and
5. Rights of adjoining owner and owners to the concurrent use of the easement described as Parcel 2.
6. The following encroachments:
 - (a) adverse encroachment of public walkway along the South, East and North property line; and,
 - (b) encroachment by the air conditioner over the West line of the land
7. If any document referenced herein contains a covenant, condition or restriction violative of 42 USC 3604(c), such covenant, condition or restriction to the extent of such violation is hereby deleted.
8. The rights of tenants, as tenants only, under the Leases described in the Purchase and Sale Agreement and any new Leases entered into between March 21, 2005 and the date hereof.

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STATE TAX

STATE OF ILLINOIS



APR. 22. 05


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000018724

REAL ESTATE TRANSFER TAX
6300000
FP326660

STATE TAX

STATE OF ILLINOIS



APR. 22. 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000018723

REAL ESTATE TRANSFER TAX
6228000
FP326660

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



APR. 22. 05


REVENUE STAMP

0000157557

REAL ESTATE TRANSFER TAX
6300000
FP326670

STATE TAX

STATE OF ILLINOIS




APR. 22. 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000018630


REAL ESTATE TRANSFER TAX
0072000
FP326660

City of Chicago
Dept. of Revenue
377247
04/22/2005 14:49 Batch 00746 110




Real Estate
Transfer Stamp
\$142,500.00

City of Chicago
Dept. of Revenue
377251
04/22/2005 14:49 Batch 00746 110




Real Estate
Transfer Stamp
\$142,500.00

City of Chicago
Dept. of Revenue
377248
04/22/2005 14:49 Batch 00746 110



Real Estate
Transfer Stamp
\$142,500.00

City of Chicago
Dept. of Revenue
377252
04/22/2005 14:50 Batch 00746 110




Real Estate
Transfer Stamp
\$142,500.00

City of Chicago
Dept. of Revenue
377249
04/22/2005 14:49 Batch 00746 110




Real Estate
Transfer Stamp
\$142,500.00

City of Chicago
Dept. of Revenue
377253
04/22/2005 14:50 Batch 00746 110



Real Estate
Transfer Stamp
\$90,000.00

City of Chicago
Dept. of Revenue
377250
04/22/2005 14:49 Batch 00746 110



Real Estate
Transfer Stamp
\$142,500.00