

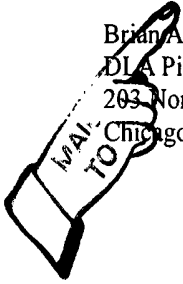
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Doc#: 0536441115 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/30/2005 12:04 PM Pg: 1 of 9

This Instrument Prepared by and
After Recording Return to:

Brian A. Cohen, Esq.
DLA Piper Rudnick Gray Cary US LLP
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601-1293



EXEMPT Para. (e)
35 ILCS 30/31-45

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

Grantor, 318 SOUTH MICHIGAN AVENUE, L.L.C., an Illinois limited liability company, having its principal address at c/o Metropolitan Properties of Chicago, L.L.C., 310 South Michigan Avenue, 24th Floor, Chicago, IL 60604, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY to Grantee, 318 RETAIL, L.L.C., an Illinois limited liability company, having its principal address at c/o Metropolitan Properties of Chicago, L.L.C., 310 South Michigan Avenue, 24th Floor, Chicago, IL 60604, forever, an undivided 3% interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its 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 herein recited; and that it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject to all covenants, conditions, restrictions, easements, liens, mortgages and other encumbrances of record, including, without limitation, that certain Mortgage, Assignment of Rents, Security Agreement and Fixture Filing dated as of July 2, 2004 and recorded with the Cook County Recorder of Deeds on July 6, 2004 as Document No. 041882675, as amended by that certain Loan Modification Agreement dated as of February 14, 2005, that certain Second Loan Modification Agreement dated as of September 23, 2005 and that certain Third Loan Modification Agreement dated as of December 28, 2005; hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SIGNATURE PAGE FOLLOWS

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

201052378

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IN WITNESS WHEREOF, said Grantor executes this Deed as of the 29th day of December, 2005.

318 SOUTH MICHIGAN AVENUE, L.L.C., an Illinois limited liability company

By: MPC Investment Company II, L.L.C., an Illinois limited liability company, its Manager

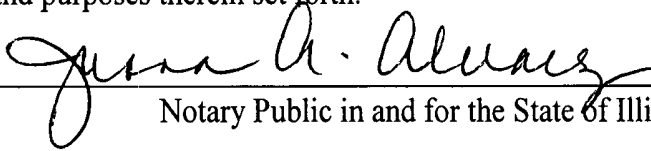
By: 
Louis D. D'Angelo, Manager

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on the 29th day of December, 2005, by Louis D. D'Angelo, the Manager of MPC Investment Company II, L.L.C., an Illinois limited liability company, which is the Manager of 318 South Michigan Avenue, L.L.C., an Illinois limited liability company, for the uses and purposes therein set forth.



Notary Public in and for the State of Illinois



PROPERTY of Cook County Clerk's Office

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EXHIBIT A

Property Identification Numbers: 17-15-107-013

Commonly Known As: 318 South Michigan Avenue, Chicago, Illinois

Send Subsequent Tax Bills To: Metropolitan Properties of Chicago, L.L.C.
310 South Michigan Avenue, 24th Floor
Chicago, IL 60604

Legal Description: SEE ATTACHED

Property of Cook County Clerk's Office

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318 TAX DIVISION PARCELS

318 TRACT 4
(318 LAND OWNER)

S1-F*-013
B1-F*-013

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PARCEL S1-F*-013:

THAT PART OF THE NORTH 53 FEET OF LOT 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

SAID PARCEL HAVING NO LOWER LIMIT AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +7.06 FEET (CHICAGO CITY DATUM);

IN COOK COUNTY, ILLINOIS.

AREA = 9,110.7 SQUARE FEET OR 0.2092 ACRES.

* PARCEL IS SUBTERRANEAN RIGHTS

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PARCEL B1-F*-013:

THAT PART OF THE NORTH 53 FEET OF LOT 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +7.06 FEET (CHICAGO CITY DATUM) AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +16.00 FEET (CHICAGO CITY DATUM);

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS:

PARCEL B1-A-013:

THAT PART OF THE NORTH 53 FEET OF LOT 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5 AFORESAID, THENCE SOUTH 0 DEGREES 00 MINUTES, 18 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 5, BEING ALSO THE WEST LINE OF SOUTH MICHIGAN AVENUE, 19.48 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 42 SECONDS WEST, 62.83 FEET; THENCE NORTH 0 DEGREES 02 MINUTES 18 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 18.89 FEET TO THE NORTH LINE OF LOT 5 AFORESAID; THENCE NORTH 89 DEGREES 30 MINUTES 10 SECONDS EAST, ALONG SAID NORTH LINE, 62.82 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING;

SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +7.06 FEET (CHICAGO CITY DATUM) AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +16.00 FEET (CHICAGO CITY DATUM);

PARCEL B1-B-013:

THAT PART OF THE NORTH 53 FEET OF LOT 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5 AFORESAID, THENCE SOUTH 0 DEGREES 00 MINUTES, 18 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 5, BEING ALSO THE WEST LINE OF SOUTH MICHIGAN AVENUE, 19.48 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING SOUTH 0 DEGREES 00 MINUTES, 18 SECONDS WEST, ALONG SAID EAST LINE, 33.53 FEET TO THE SOUTH LINE OF THE NORTH 53.00 FEET OF LOT 5 AFORESAID; THENCE NORTH 89 DEGREES 30 MINUTES 10 SECONDS WEST, ALONG SAID SOUTH LINE, 62.86 FEET; THENCE NORTH 0 DEGREES 02 MINUTES 18 SECONDS EAST, 34.11 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 42 SECONDS

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EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 62.83 FEET TO THE
HEREINABOVE DESIGNATED POINT OF BEGINNING;

SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION
+7.06 FEET (CHICAGO CITY DATUM) AND HAVING AS AN UPPER LIMIT A
HORIZONTAL PLANE OF ELEVATION +16.00 FEET (CHICAGO CITY DATUM);

IN COOK COUNTY, ILLINOIS.

AREA = 5,780.2 SQUARE FEET OR 0.1327 ACRES.

* PARCEL IS SUBTERRANEAN RIGHTS

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

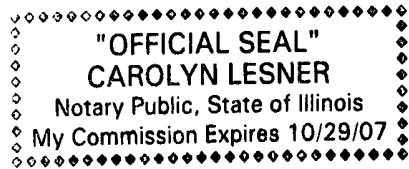
318 South Michigan Avenue, L.L.C., an Illinois limited liability company

By: MPC Investment Company II, L.L.C., an Illinois limited liability company, its Manager

Dated: December 29, 2005

Signature: *MPC*
Grantor or Agent

Subscribed and sworn to before me this 29 day of December, 2005



Notary Public *Carolyn Lesner*

The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

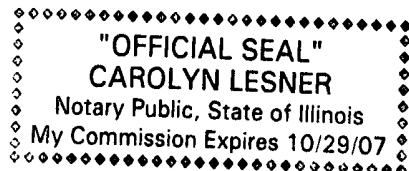
318 Retail, L.L.C., an Illinois limited liability company

By: Boulevard Shoppes, L.L.C., an Illinois limited liability company, its Manager

Dated: December 29, 2005

Signature: *MPC*
Grantor or Agent

Subscribed and sworn to before me this 29 day of December, 2005



Notary Public *Carolyn Lesner*

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.