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SPECIAL WARRANTY DEED

Prepared by:

William R. Strening
True Value Company
8600 West Bryn Mawr Avenue
Chicago, Illinois 60631

After Recording return to:

Daniel A. Lukas
Structured Development, LLC
656 West Randolph Street
Suite 400W
Chicago, Illinois 60661



Doc#: 0600443225 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/04/2006 02:06 PM Pg: 1 of 4

For Recorder's Office Use Only

SPECIAL WARRANTY DEED

THIS INDENTURE, executed as of this 28th day of **December, 2005**, between TRUE VALUE COMPANY, a Delaware corporation ("Grantor") and Blackhawk/Halsted, LLC, an Illinois Limited Liability Company as to an undivided 16.5839 percent interest; TSDG IV Limited Partnership, an Illinois limited partnership as to an undivided 16.9904 percent interest; William Elliott as to an undivided 1.7885 percent interest; J. Michael Drew as to an undivided 47.3821 percent interest; Daniel A. Lukas as to an undivided 16.0339 percent interest; and James Ludwig as to an undivided 1.2212 percent interest, (hereinafter "Grantees") having their principal place of business c/o Blackhawk/Halsted, LLC, 656 West Randolph Street, Suite 400W, Chicago, Illinois 60661.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantees, the receipt of which is hereby acknowledged, and pursuant to authority of the Grantor, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantees Blackhawk/Halsted, LLC, an Illinois Limited Liability Company as to an undivided 16.5839 percent interest; TSDG IV Limited Partnership, an Illinois limited partnership as to an undivided 16.9904 percent interest; William Elliott as to an undivided 1.7885 percent interest; J. Michael Drew as to an undivided 47.3821 percent interest; Daniel A. Lukas as to an undivided 16.0339 percent interest; and James Ludwig as to an undivided 1.2212 percent interest, not as Joint Tenants but as TENANTS IN COMMON, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois (the "Property"), known and described as follows, to wit:

See Legal Description Attached Hereto as Exhibit A.

Box 400-CTCC

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8297349022X

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 Grantor, either at law or in equity, of, in and to the above-described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as described above, with the appurtenances, unto the Grantees, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantees and their 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 the said premises, against all persons lawfully claiming, or, to claim the same, by, through or under it, **WILL WARRANT AND DEFEND**, subject only to:

Real estate taxes and assessments for the year 2005 and subsequent years not due and payable at time of closing; matters done or suffered by or through the grantee; matters revealed by that certain survey of the Property dated November 16, 2005 prepared by Genesis Survey, P.C. and identified as Job No. 05-550; covenants, conditions and restrictions of records including current building codes, set back restrictions, zoning regulations and ordinances and other matters restricting the use of the Property, and any violation thereof.

By accepting this instrument, the Grantees expressly understand and agree, anything herein to the contrary notwithstanding, that no individual officer, director, representative or agent of the Grantor shall be personally liable for any of the Grantor's obligations or any undertaking or covenant of Grantor contained in this instrument.

City of Chicago
Dept. of Revenue





Real Estate
Transfer Stamp

410656

\$75,937.50

12/29/2005 15:34 Batch 11864 114

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000004418	REAL ESTATE TRANSFER TAX
	JAN. -3.06		10125.00
			FP 103024

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000002405	REAL ESTATE TRANSFER TAX
	JAN. -3.06		0506250
			FP 103022

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents the day and year first above written.

TRUE VALUE COMPANY

By: *Barbara L. Wagner*
Name: **Barbara L. Wagner**
Its: **Vice President & Treasurer**

was

Send Subsequent Tax Bills to:

Blackhawk/Halsted, LLC
656 West Randolph Street
Suite 400W
Chicago, Illinois 60661
Attn: Daniel A. Lukas

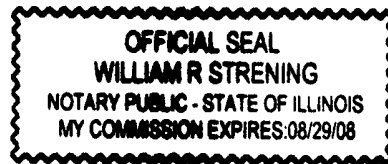
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, William R. Strening, a Notary Public, in and for the county and state aforesaid, DO HEREBY CERTIFY that **Barbara L. Wagner**, the **Vice President & Treasurer** of True Value Company, 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 to me that she, being thereunto duly authorized, signed and delivered said instrument as her free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 28th day of December, 2005.

Notary Public

William R. Strening
My Commission Expires:
8/29/2008



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Exhibit A
to
Special Warranty Deed

Parcel 1

THE WEST 66 FEET OF LOTS 14 AND 15 (EXCEPT THE SOUTH 2 FEET 6 INCHES OF THE EAST 6 FEET THEREOF); THE WEST 60 FEET OF LOTS 16, 17, 18, 19, 20, 21 AND 22 AND THE NORTH 2 FEET 11 INCHES OF THE WEST 60 FEET OF LOT 23 IN J.A. YALE'S RESUBDIVISION OF BLOCK 59 IN ELSTON'S ADDITION TO CHICAGO IN THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2

LOTS 1 TO 8, BOTH INCLUSIVE; THE NORTH ½ OF LOT 9; THAT PORTION OF THE VACATED ALLEY WEST OF AND ADJOINING SAID LOTS 1 TO 8, BOTH INCLUSIVE, AND THE NORTH ½ OF LOT 9 AND EAST OF AND ADJOINING LOTS 14 TO 21, BOTH INCLUSIVE, AND THE NORTH ½ OF LOT 22, LOTS 14 AND 15, EXCEPT THE WEST 66 THEREOF; THE SOUTH 2 FEET 6 INCHES OF THE EAST 6 FEET OF THE WEST 66 FEET OF LOT 15; LOTS 16 TO 21, BOTH INCLUSIVE, EXCEPT THE WEST 60 FEET THEREOF AND THE NORTH ½ OF LOT 22, EXCEPT THE WEST 60 FEET THEREOF, ALL IN J.A. YALE'S RESUBDIVISION OF BLOCK 59 IN ELSTON'S ADDITION TO CHICAGO (HERETOFORE VACATED AS TO SAID LOTS AND SAID BLOCK 59) IN THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 3

THE SOUTH ½ OF LOT 9, ALL OF LOTS 10, 11, 12 AND 13, THE SOUTH ½ OF LOT 22 (EXCEPT THE WEST 60 FEET THEREOF), LOT 23 (EXCEPT THE NORTH 2 FEET 11 INCHES OF THE WEST 60 FEET THEREOF), AND LOTS 24, 25, AND 26, AND THAT PORTION OF THE VACATED ALLEY WEST OF AND ADJOINING SAID LOTS 10 TO 13, BOTH INCLUSIVE, AND THE SOUTH ½ OF LOT 9 AND EAST OF AND ADJOINING SAID LOTS 23 TO 26, BOTH INCLUSIVE, AND THE SOUTH ½ OF LOT 22 IN BLOCK 59 IN ELSTON'S ADDITION TO CHICAGO (HERETOFORE VACATED) IN THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Commonly Known as 823 West Blackhawk, Chicago, Illinois

PIN 17-05-219-002-0000
17-05-219-003-0000
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17-05-219-006-0000