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PREPARED BY, RECORDING REQUESTED BY, AND WHEN RECORDED MAIL TO:

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Shearman & Sterling LLP 599 Lexington Avenue New York, New York 10022-6069 Attention: Ruth Lipshitz, Esq.



Doc#: 0601032091 Fee: \$30.50 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds
Date: 01/10/2006 02:12 PM Pg: 1 of 4

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MERGER OF INTERESTS IN REAL PROPERTY

THIS MERGER OF INTERESTS IN REAL PROPERTY, dated December 23, 2005, is executed by TST 55 EAST MONROE PROPERTY, L.P. ("Title Holder") and affects the interest in the real property described in Exhibit A, attached hereto (the 'Property").

WITNESSETH:

WHEREAS, Title Holder is the Tenant under that certain ground lease described on Exhibit B, attached hereto (the "Ground Lease");

WHEREAS, Title Holder has since purchased the fee interest in the Property and now holds both the fee and leasehold interests in the Property; and

WHEREAS, Title Holder desires that its interest as Tenant under the Ground Lease merge with its interest as fee holder.

NOW THEREFORE, Title Holder requests that its estate interests in the Property merge into a single fee interest in the Property.

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IN WITNESS WHEREOF, the undersigned has executed this Merger of Interests in Real Property on the day and year first above written.

TST 55 EAST MONROE PROPERTY, L.P., a Delaware limited partnership

55 East Monroe Property GP, L.L.C., its By: General Pariner

By: Name: _ Title:

STATE OF NEW YOUR

COUNTY OF NEW YORK)

On the day of December, in the year 2005, before me, the undersigned personally h mount to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon be half of which the individual acted, executed the Diff Clark's Office instrument.

Notary Public

KERRI A. GARRETT Notary Public, State of New York No. 01GA6022001

Qualified in Queens County Certificate Filed in New York County Commission Expires March 22,

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EXHIBIT A

LEGAL DESCRIPTION

LEASE MADE BY THE UNIVERSITY OF CHICAGO, A NOT FOR PROFIT CORPORATION OF ILLINOIS, AS TRUSTEE UNDER DEED IN TRUST DATED MAY 4, 1916 AND RECORDED JUNE 6, 1916 AS DOCUMENT NUMBER 5882434, CREATING THE ELI B. WILLIAMS AND HARRIET B. WILLIAMS MEMORIAL FUND AND THE UNIVERSITY OF CHICAGO, A NOT FOR PROFIT CORPORATION OF ILLINOIS, TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 4, 1966 AND KNOWN AS TRUST NUMBER 49367, DATED MAY 18, 1966 AND RECORDED MAY 23, 1966 AS DOCUMENT NUMBER 19834980, AND AMENDED

BY AMENDMENT DATED JULY 15, 1968 AND AMENDMENT TO LEASE DATED FEBRUARY 6, 1973 AND RECORDED FEBRUARY 27, 1973 AS DOCUMENT NUMBER 22233163, AND AMENDED BY AMENDMENT TO LEASE DATED NOVEMBER 29, 1977 AND RECORDED NOVEMBER 29, 1977 AND RECORDED JULY 28, 1978 AS DOCUMENT 24557609, DEMISING AND LEASING PARCEL AND RECORDED JULY 28, 1978 AS DOCUMENT 24557609, DEMISING AND LEASING PARCEL "1A" AND "1B" FOR A TERM OF YEARS BEGINNING SEPTEMBER 1, 1968 AND ENDING "1A" AND "1B" FOR A TERM OF YEARS BEGINNING SEPTEMBER 1, 1968 AND ENDING AUGUST 31, 2067, AND ALL RIGHTS THEREUNDER OF AND ALL ACTS DONE OR SUFFERED AUGUST 31, 2067, AND ALL RIGHTS THEREUNDER OF AND ALL ACTS DONE OR SUFFERED THEREUNDER BY SAID LESSEE OR ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID LESSEE.

ASSIGNMENT OF SAID LEASE 18 MID CONTINENTAL REALTY CORPORATION RECORDED AS DOCUMENT 29841202.

ASSIGNMENT OF SAID LEASE TO TISHMAN CONTINENTAL VENTURE, A GENERAL PARTNERSHIP CONSISTING OF METROPOLITAN LIFE INSURANCE COMPANY, A CP OF N.Y. AND TISHMAN CONTINENTAL, INC., A CORPORATION OF ILLINOIS RECORDED AS DOCUMENT 22233165

ASSIGNMENT AND ASSUMPTION RECORDED DECEMBER 17, 1982 AS DOCUMENT 26442165 TO LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUS? AGREEMENT DATED NOVEMBER 12, 1982 KNOWN AS TRUST NUMBER 105596.

ASSIGNMENT AND ASSUMPTION RECORDED DECEMBER 17, 1982 AS DOCUMENT 26442166 TO LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 12, 1982 KNOWN AS TRUST NUMBER 105597.

ASSIGNMENT AND ASSUMPTION RECORDED DECEMBER 17, 1982 AS DOYUMINT 26442167 TO LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED ROYEMBER 12, 1982 KNOWN AS TRUST NUMBER 105598.

ASSIGNMENT AND ASSUMPTION RECORDED DECEMBER 17, 1982 AS DOCUMENT 28,42168 TO LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 12, 1982 KNOWN AS TRUST NUMBER 105599.

ASSIGNMENT AND ASSUMPTION RECORDED DECEMBER 17, 1982 AS DOCUMENT 26442169 TO LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 12, 1982 KNOWN AS TRUST NUMBER 105596

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ASSIGNMENT AND ASSUMPTION RECORDED DECEMBER 17, 1982 AS DOCUMENT 26442170 TO ASSIGNMENT AND ASSUMPTION RECURSED DECEMBER 17, 1982 AS DECUMENT 20442170 TO LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 12,

ASSIGNMENT AND ASSUMPTION OF UNDIVIDED INTEREST AS TENANT IN COMMON IN 1982 KNOWN AS TRUST NUMBER 105598. CERTAIN LEASES (INCLUDING BUILDING AND ACCUTE DESCRIPTION ACCUTE D AGREEMENT AND CERTAIN RIGHTS, PROPERTY AND ASSETS RECORDED AS DOCUMENT ARRANGE AND CERTAIN RIGHTS, PROPERTY AND ASSETS RECORDED AS CICHOD AND ARRANGE CODDODATION ACCIONDED AND A DELAMADE CODDODATION ACCIONDED AND ACCIONDED AND A DELAMADE CODDODATION ACCIONDED AND A DELAMADE CODDODATION ACCIONDED AND ACCIONDED AND ACCIONDED AND ACCIONDED AND ACCIONDED ACCIONDED AND ACCIONDED ACCIONDED AND ACCIONDED AC AUKLEMENT AND CERTAIN KIGHTS, PROPERTY AND ASSETS RECORDED AS LOCUMENT 24864636 JUPITER DEVELOPERS, INC., A DELAWARE CORPORATION, ASSIGNOR AND JUPITED M & W CODDODATION AND LIVE AND CORPORATION ASSIGNOR ASSIGNOR AND CORPORATION ASSIGNOR ASSIGNOR AND CORPORATION ASSIGNOR ASSIGNOR ASSIGNOR AND CORPORATION ASSIGNOR JUPITER M & W CORPORATION, AN ILLINOIS CORPORATION ASSIGNEE.

MEMORA DIM OF LEASE RECORDED AS DOCUMENT 92595093 MADE BY TISHMAN SPEYER PROPERTIES AS AGENT FOR THE OWNERS OF THE BUILDING, LESSOR AND SUPER CROWN BOOKS COGPORATION, LESSEE.

ASSIGNMENT AND TRANSFER OF INTEREST IN GROUND LEASES, BUILDING AND

IMPROVEMENTS RECORDED JULY 7, 1998 AS DOCUMENT 98583256.

ASSIGNMENT AND TRANSFER OF INTEREST IN GROUND LEASES, BUILDING AND AY 7.

OUT COUNTY CONTENTS OFFICE IMPROVEMENTS RECORDED JULY 7, 1998 AS DOCUMENT 98583257.