

# UNOFFICIAL COPY

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THIS DOCUMENT WAS )  
 PREPARED BY: )  
 Richard A. Schloss, Esq. )  
 Katten Muchin Rosenman LLP )  
 525 West Monroe Street )  
 Chicago, Illinois 60661 )  
 )  
 AFTER RECORDING RETURN TO: )  
 Merle Teitelbaum Cowin, Esq. )  
 DLA Piper Rudnick Gray Cary US LLP )  
 203 North LaSalle Street )  
 Chicago, Illinois 60601 )



Doc#: 0608345023 Fee: \$38.50  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 03/24/2006 09:09 AM Pg: 1 of 8

[This space reserved for recording data.]

## SPECIAL WARRANTY DEED

**TRIANGLE PLAZA VENTURE L.L.C.**, a Delaware limited liability company whose address is c/o Starwood Asset Management, 320 Interstate North Parkway, Suite 220, Atlanta, Georgia 30339 for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has, subject to the exceptions hereinafter set forth, GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL, and CONVEY unto **JBC FUNDS TRIANGLE PLAZA LLC**, a Delaware limited liability company (the "Grantee"), whose address is c/o The John Buck Company, 1 North Wacker Drive, Suite 2400, Chicago, Illinois 60606, certain land located in Cook County, Illinois, and being more particularly described in **Exhibit A** attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters set out in **Exhibit B** attached hereto and incorporated herein by reference.

**TO HAVE AND TO HOLD** the Property, together with all rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjoining streets, alleys and rights-of-way, unto Grantee and Grantee's successors, heirs, and assigns forever; and Grantor does hereby bind itself and its successors and heirs to warrant and forever defend the Property unto Grantee and Grantee's successors, heirs, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

Mail subsequent tax bills to:  
 JBC Funds Triangle Plaza LLC  
 c/o The John Buck Company  
 1 North Wacker Drive, Suite 2400  
 Chicago, Illinois 60606

City of Chicago Real Estate  
 Dept. of Revenue Transfer Stamp  
 425845 \$691,125.00  
 03/24/2006 08:46 Batch 07255 7



Lawyers Unit # 11344 Case # 0838060

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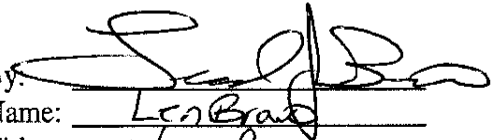
EXECUTED as of the 15<sup>th</sup> day of March, 2006.

TRIANGLE PLAZA VENTURE L.L.C.,  
a Delaware limited liability company

By: SOFI-IV Equity IV, L.L.C., a Connecticut  
limited liability company, its managing member

By: SOFI IV Management, L.L.C., a  
Connecticut limited liability company,  
its managing member

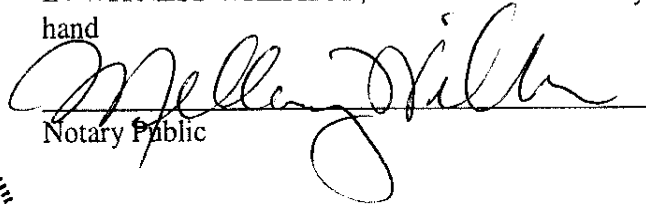
By: Starwood Capital Group, L.L.C.,  
a Connecticut limited liability  
company, its managing member

By:   
Name: Leonard Bravo  
Title: Vice President

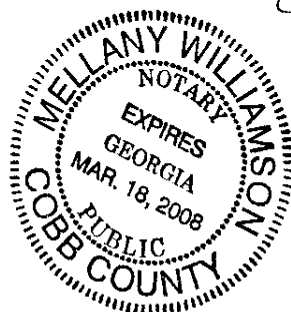
STATE OF Georgia  
COUNTY OF Cobb

On this 14 day of March, 2006, before me personally appeared Leonard Bravo who acknowledged himself to be the Vice President of Starwood Capital Group, L.L.C., a Connecticut limited liability company, the managing member of SOFI IV Management, L.L.C., a Connecticut limited liability company, the managing member of SOFI-IV Equity IV, L.L.C., a Connecticut limited liability company, the managing member of Triangle Plaza Venture L.L.C., a Delaware limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained as his free act and deed and the free act and deed of Starwood Capital Group, L.L.C. on behalf of Triangle Plaza Venture L.L.C.

IN WITNESS WHEREOF, I have hereunto set my  
hand

  
Notary Public

My Commission Expire



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## EXHIBIT A

### LEGAL DESCRIPTION OF THE LAND

ALL of that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being.

THE SOUTH 30 ACRES OF THE SOUTH WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE EAST 663.0 FEET AS MEASURED PERPENDICULAR TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2; ALSO EXCEPT THE SOUTH 50 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2 AND EXCEPT ALL THOSE PORTIONS OF SAID SOUTH 30 ACRES LYING NORTHERLY AND WESTERLY OF THE SOUTHERLY AND EASTERLY LINES OF THE PROPERTY AS DEEDED TO THE COUNTY OF COOK FOR HIGHWAY PURPOSES BY DEEDS RECORDED AS DOCUMENT NUMBERS 17222711, 17222712, 17222714, 17237847, 17241632 AND BY CONDEMNATION CASE 58S3896 PARCEL NT-45) IN COOK COUNTY, ILLINOIS.

ALSO:

THE EAST 65 FEET OF THAT PART OF THE SOUTH 30 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF A LINE DRAWN FROM A POINT IN A LINE 170.10 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 67.82 FEET NORTH OF THE SOUTH LINE OF THE NORTH 5 ACRES OF SAID SOUTH 30 ACRES, AND EXTENDING SOUTHERLY TO A POINT IN A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 180 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST 1/4, IN COOK COUNTY, ILLINOIS, AS SET FORTH IN QUIT CLAIM DEED RECORDED DECEMBER 1, 1999 AS DOCUMENT 09123089 FROM THE COUNTY OF COOK TO TRIANGLE PLAZA VENTURE, L.L.C., AS REAL ESTATE NO LONGER NEEDED FOR HIGHWAY PURPOSES.

ALSO:

THAT PART OF THE NORTH 175 FEET OF THE SOUTH 334.90 FEET OF THE WEST 183 FEET OF THE SOUTH 30 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF A LINE DRAWN FROM A POINT IN A LINE 170.10 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 67.82 FEET NORTH OF THE SOUTH LINE OF THE NORTH 5 ACRES OF SAID SOUTH 30 ACRES, AND EXTENDING SOUTHERLY TO A POINT IN A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 180 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST 1/4, IN COOK COUNTY, ILLINOIS, AS SET FORTH IN QUIT CLAIM DEED RECORDED DECEMBER 1, 1999 AS DOCUMENT 09123089 FROM THE COUNTY OF COOK TO TRIANGLE PLAZA VENTURE, L.L.C., AS REAL ESTATE NO LONGER NEEDED FOR HIGHWAY PURPOSES.

PROPERTY ADDRESS: 8750-8770 WEST BRYN MAWR AVENUE  
CHICAGO, ILLINOIS

TAX IDENTIFICATION NOS.: 12-02-302-021-0000  
12-02-302-022-0000  
12-02-302-023-0000

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## EXHIBIT B

### Permitted Exceptions

1. General taxes for the year(s) 2005, 2006 and subsequent years, not yet due and payable.
2. Rights of tenants as tenants only under leases of the Property as parties in possession, which do not include rights of first refusal or options to purchase the Property.
3. Covenants, conditions and restrictions contained in Agreement made by and between Chicago Title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated May 15, 1981 and known as Trust Number 1077300, Chicago Title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated May 15, 1981 and known as Trust Number 1076450 and Illinois Tool Works, Inc., a corporation of Delaware, dated April 26, 1982 and recorded May 18, 1982 as Document Number 26233163, relating to zoning and use of the land and floor area ratios of structures to be built on the land.

Note: Said instrument will not interfere with the present use and enjoyment of the property or affect the improvements currently located thereon.

4. Terms, provisions and conditions contained in the unrecorded Lease and Lease rider dated as of July 5, 1990 (the Original Lease), as amended by an Expansion Amendment dated April 7, 1992 (the 1992 Amendment), and Option Amendment dated November 19, 1993 (the 1993 Amendment), an Extension Agreement August 22, 1995 (the Extension Agreement), and a Substitution Extension Amendment dated as of October 25, 1995 (the 1995 Amendment) (the Original Lease, 1992 Amendment, 1993 Amendment, Extension Agreement and the 1995 Amendment referred to as the Lease) made by Trust as lessor and MCI Telecommunications Corporation, a Delaware corporation, as lessee, and any and all rights thereunder of and all acts done or suffered thereunder of said lessee or any parties claiming by, through or under said lessee.
5. Terms, provisions and conditions contained the Lease dated April 10, 1985 and recorded April 3, 1986 as Document Number 86128078 made by and between Chicago Title and Trust Company, as Land Trustee under Trust Agreement dated May 15, 1981 and known as Trust Number 1076450, as Landlord and Central Telephone Company of Illinois, as Tenant, as modified by First Amendment dated as of July 20, 1994 between Central Telephone Company of Illinois and the Land Trust and any and all rights thereunder of and all acts done or suffered thereunder of said Lessee of any parties claiming by, through or under said Lessee.

Note: Assignment and Assumption of Leases dated October 31, 1997 and recorded November 4, 1997 as Document Number 97823507 by and among Ameritech Illinois Metro, Inc. (Purchaser) and Central Telephone Company of Illinois (Seller).

6. Terms, provisions and conditions contained in the Lease by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated June 2, 1987 and known as Trust Number 102719-06, lessor, and American National Can

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Company, lessee, dated July 15, 1987, a Memorandum of said Lease recorded as Document Number 87414968, and any and all rights thereunder of all acts done or suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

Note: Assignment and Assumption of Lease dated March 10, 1988 and recorded March 31, 1989 as Document Number 89142543.

- 7. Grant of Easement to the City of Chicago, an Illinois municipal corporation, recorded December 1, 1999 as Document Number 09123088, made by the County of Cook, its successors and assigns, a perpetual exclusive easement and right of way for the purpose of maintaining, operating, renewing, replacing and removing a 24 inch water main and any necessary water facilities appurtenant thereto, together with the right of access thereto for said purposes in, upon, under, along and across the property as described therein.

STATE TAX

STATE OF ILLINOIS



MAR. 24. 06


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000092325

REAL ESTATE TRANSFER TAX
46075.00
FP326669

STATE TAX

STATE OF ILLINOIS



MAR. 24. 06


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000092324

REAL ESTATE TRANSFER TAX
46075.00
FP326669

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAR. 24. 06

REVENUE STAMP

# 0000185779

REAL ESTATE TRANSFER TAX
46075.00
FP326670

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****PLAT ACT AFFIDAVIT**

STATE OF Georgia )  
 )  
 COUNTY OF Cobb ) SS.

Leonard Braw, as Vice President of Starwood Capital Group, L.L.C., a Connecticut limited liability company, the managing member of SOFI IV Management, L.L.C., a Connecticut limited liability company, the managing member of SOFI-IV Equity IV, L.L.C., a Connecticut limited liability company, the managing member of Triangle Plaza Venture L.L.C., a Delaware limited liability company, having an address of c/o Starwood Asset Management LLC, 320 Interstate North Parkway, Suite 220, Atlanta, Georgia 30339, being duly sworn on oath, states that the attached Deed is not in violation of 765 ILSC 205/1 for one of the following reasons:

A. Said Act is not applicable as the Grantor owns no adjoining property to the premises described in said deed;

-OR-

B. The conveyance falls in one of the following exemptions as shown by the Act which became effective July 17, 1959:

1. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
2. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyance relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyance.
8. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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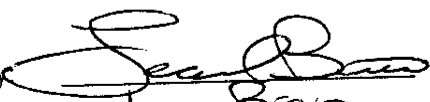
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached Deed for recording.

TRIANGLE PLAZA VENTURE L.L.C.,  
a Delaware limited liability company

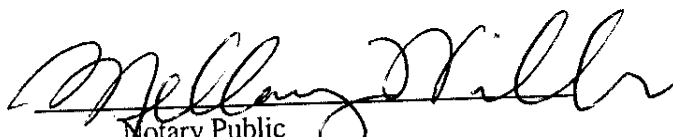
By: SOFI-IV Equity IV, L.L.C., a Connecticut  
limited liability company, its managing member

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its managing member

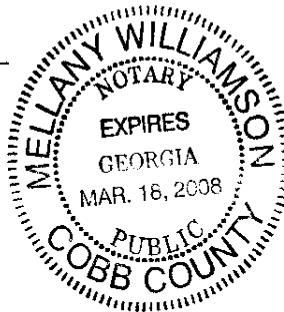
By: Starwood Capital Group, L.L.C.,  
a Connecticut limited liability  
company, its managing member

By:   
Name: Len Bravo  
Title: Vice President

SUBSCRIBED and SWORN  
to before me this 11  
day of March, 2006.

  
Notary Public

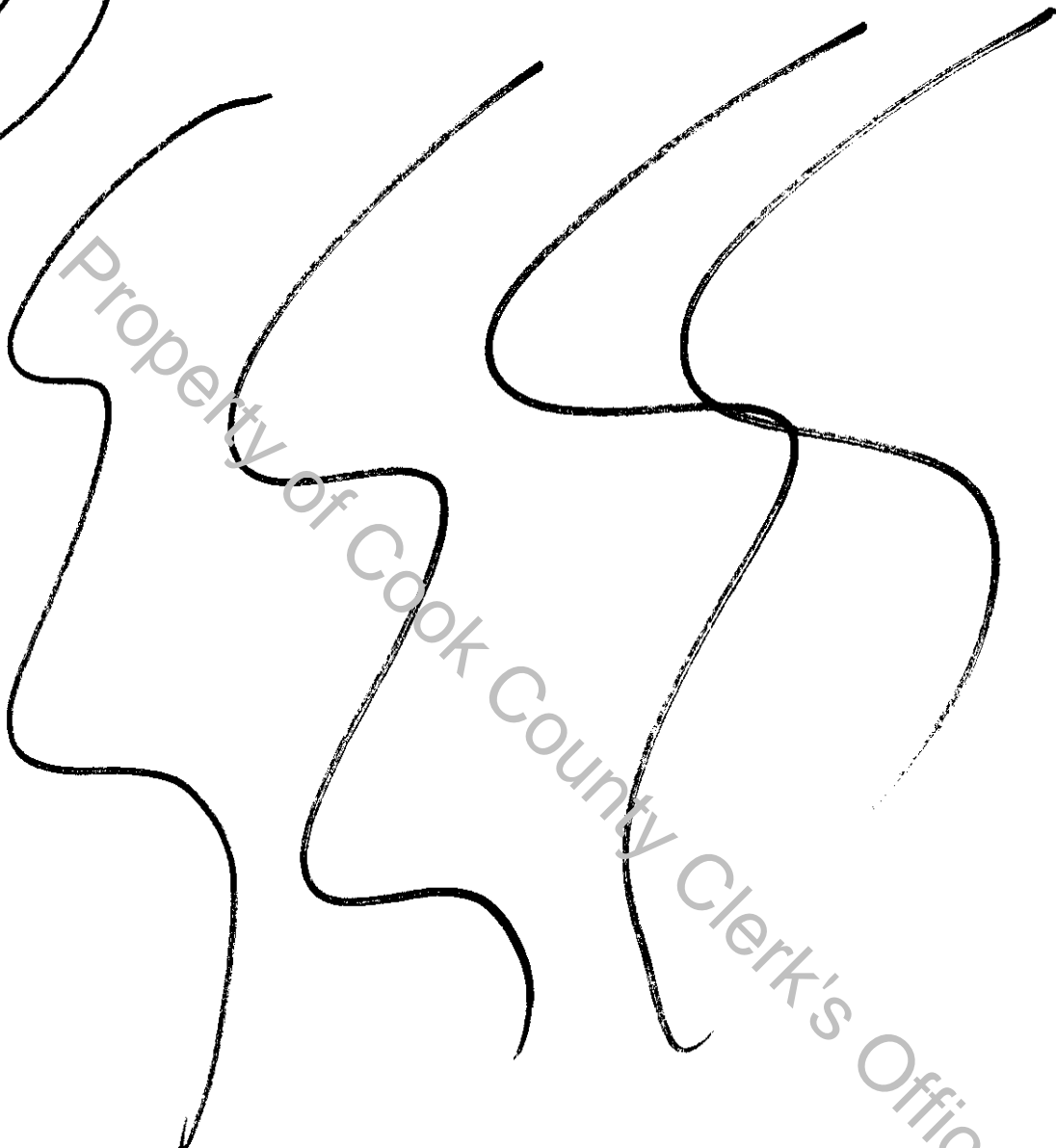
My commission expires: \_\_\_\_\_



Property of Cook County Clerk's Office

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[ATTACH DEED]

A handwritten mark, possibly a signature or initials, enclosed within a hand-drawn oval.A large, complex handwritten scribble consisting of multiple overlapping, wavy lines that do not form any recognizable text or symbols.

Property of Cook County Clerk's Office