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SPECIAL WARRANTY DEED (Limited Partnership to LLC)

THIS INDENTURE, made this 10 day of October, 2006, between EVERGREEN PLAZA ASSOCIATES III, L.P., a limited partnership created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and BEVERLY CENTER, L.L.C., an Illinois limited liability company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of said limited partnership, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all of its right, title and interest in and to the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in 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 above described with the appurtenances unto the party of the second part, their successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their successors and assigns, 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, it WILL WARRANT AND FOREVER DEFEND, subject to:

ITEMS SET FORTH ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Numbers: See Exhibit A Attached
Addresses of Real Estate: 9729-31 So. Western Avenue., all in Chicago, Illinois

Box 400-CTCC



Doc#: 0631101419 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/07/2006 01:51 PM Pg: 1 of 5

Above Space For Recorder's Use Only

CITY OF CHICAGO

CITY TAX



OCT. 20. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004335

REAL ESTATE
TRANSFER TAX

0269250

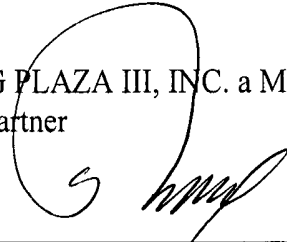
FP 103023

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by the President of its general partner on the day and year first above written.

EVERGREEN PLAZA ASSOCIATES III, L.P., an Illinois limited partnership

By: TPG PLAZA III, INC. a Missouri corporation, its general partner



Name: Bruce A. Provo
Title: President

SEND SUBSEQUENT TAX BILLS TO:

Beverly Center, L.L.C.
c/o Mr. Michael Madura
3842 N. Greenview
Chicago, IL 60613


This instrument was prepared by:


John L. Seruca
McGuireWoods LLP
77 West Wacker Drive
Suite 4100
Chicago, IL 60601

After Recording, Mail to:

Chris Vidovich
Hagan & Vidovich
200 E. Randolph
Suite 4322
Chicago, IL 60601

Property of Cook County Clerk's Office

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000006332	REAL ESTATE TRANSFER TAX
	OCT. 20. 06		0035900
			FP 103024

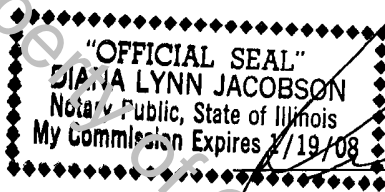
COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000004346	REAL ESTATE TRANSFER TAX
	OCT. 20. 06		0017950
			FP 103022

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, DIANA LYNN JACOBSON, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Bruce A. Provo, personally known to me to be President of TPG Plaza III, Inc., a Missouri corporation, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President, he signed and delivered the foregoing instrument 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 10th day of October, 2006.



[Handwritten Signature]

Notary Public
My Commission expires 1/19/08

[SEAL]

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 22 AND 23 IN BLOCK 2 IN O. REUTER AND COMPANY'S BEVERLY HILLS FOURTH ADDITION, BEING A SUBDIVISION OF THE NORTH 8.25 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN Nos.: 25-07-116-012
25-07-116-013

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable;
2. Zoning laws and ordinances;
3. Acts done or suffered by or through the Purchaser; and
4. Matters of Survey disclosed on Survey dated January 19, 2006 prepared by Michael J. Emmert Surveys, Inc.
5. Exceptions disclosed on Chicago Title Insurance Policy No. 008331729 D2 dated October 14, 2006.

Property of Cook County Clerk's Office