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Doc#: 0632141085 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds 5
Date: 11/17/2006 12:51 PM Pg: 1 of :

This instrument was prepared by:

Greenberg Traurig, LLP
77 West Wacker Drive, Suite 2500
Chicago, IL 60601

Above Space for Recorder's Use

SPECIAL WARRANTY DEED

THIS INSTRUMENT WITNESSETH THAT THIRD DUNKIN' DONUTS REALTY LLC, a Delaware limited liability company, whose address is 130 Royall Street, Canton, MA 02021, as successor by conversion to THIRD DUNKIN' DONUTS REALTY, INC. as successor by merger to SEVENTH DUNKIN' DONUTS REALTY, INC. ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt, adequacy and sufficiency of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto DB REAL ESTATE ASSETS II LLC, a Delaware limited liability company whose address is P.O. Box 9141, Canton, MA 02021 ("Grantee"), the following described real property located in the County of Cook, State of Illinois and legally described as follows:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, all the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described property, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** said property, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that said property against all persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**, subject to: the Permitted Title Exceptions, as described on **Exhibit B** attached hereto and hereby made a part hereof.

[Signature Page Follows]



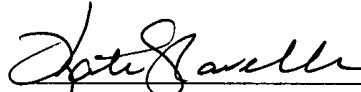
PC 204637

Box 400

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 26 day of May, 2006.

THIRD DUNKIN' DONUTS REALTY LLC, a Delaware limited liability company




By: Kate Lavelle
Title: Treasurer and Chief Financial Officer

Property of Cook County Clerk's Office

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 12th day of MAY, 2006, before me, the undersigned notary public, personally appeared Kate Lavelle, proved to me through satisfactory evidence of identification, which was DRIVERS LICENSE, to be the person whose name is signed on the preceding or attachment document, and acknowledged to me that she signed it voluntarily for its stated purpose, as Treasurer and Chief Financial Officer of Third Dunkin' Donuts Realty LLC.


Notary Public [Affix Seal]
My commission expires:

BRIDGET A. GALLACHER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 15, 2012

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MAIL SUBSEQUENT TAX BILLS TO:

DB Real Estate Assets II LLC
P.O. Box 9141
Canton, MA 02021

AFTER RECORDING MAIL DEED TO:

Ropes & Gray LLP
One International Place
Boston, MA 02110-2624
Attn: Annmarie Pavone

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EXHIBIT A

Legal Description

PERMANENT INDEX NUMBER: 18-16-102-027

COMMON ADDRESS: 5500 South La Grange Road

LOTS 1 TO 5 IN BLOCK 1 IN SECOR'S THIRD SUBDIVISION, BEING A SUBDIVISION OF LOTS 1 TO 34 IN BLOCK 1 AND LOTS 1 TO 18 IN BLOCK 2 AND ALL OF BLOCKS 3 AND 4 IN SECOR'S SECOND SUBDIVISION IN THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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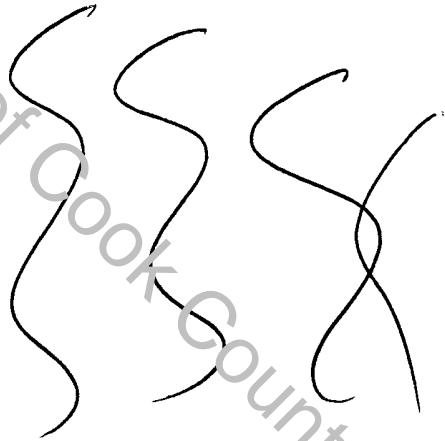
EXHIBIT B

Permitted Title Exceptions

Those certain exceptions to title set forth in title policy number 1401-008336292 issued by Fidelity National Title Insurance Company.

chi-fs147914v03

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A large, stylized handwritten scribble in black ink, consisting of several overlapping loops and lines, is positioned in the center of the page. It partially overlaps the diagonal watermark text.