

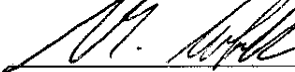
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This document was prepared by:
Adam T. Berkoff, Esq.
DLA PIPER US LLP
203 North LaSalle Street
Chicago, Illinois 60601

After recording mail to:
Thomas A. Martin, Esq.
Wachtel & Masyr, LLP
110 East 59th Street
New York, New York 10022

Mail tax bill to:
Thor Equities, LLC
139 Fifth Avenue
New York, New York 10010

EXEMPT PARA. E
35 ILCS 200/31-45



0634644077D

Doc#: 0634644077 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/12/2006 01:01 PM Pg: 1 of 10

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

THOR PALMER HOUSE HOTEL & SHOPS LLC, a Delaware limited liability company, ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by **THOR PALMER HOUSE OFFICE LLC**, a Delaware limited liability company, ("Grantee"), whose mailing address is c/o Thor Equities, LLC, 139 Fifth Avenue, New York, New York 10010, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all buildings, improvements and fixtures situated thereon (collectively, the "Property"); subject to covenants, conditions and restrictions of record.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise.



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IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Special Warranty Deed as of this 11th day of December, 2006.

**THOR PALMER HOUSE HOTEL & SHOPS
LLC, a Delaware limited liability company**

By: _____
Name: Morris Missry
Title: Authorized Person

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS

I, Mia Stevens-Haynes, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that MORRIS MISSRY, Authorized Person of Thor Palmer House Hotel & Shops LLC, a Delaware limited liability company, who is 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 that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 11th day of December, 2006.

Notary Public

My Commission expires 7/26/08

MIA STEVENS HAYNES
Notary Public, State of New York
No. 02ST6113352
Qualified in New York County
Commission Expires 7/26/08

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Richard M. Daley
Mayor

CITY OF CHICAGO
DEPARTMENT OF REVENUE
REAL PROPERTY TRANSFER TAX DECLARATION
FORM - 7551

STATUS []
For office use only

Note: this form must be filled out completely for ALL real estate transfers, including transfers for which an exemption is claimed (see Municipal Code 3-33-070). If any information is omitted, this declaration form will be deemed incomplete and you may be assessed penalties and interest. Please use black or blue ink. You must complete all pages of this form.

Section 1. General Information about Property

Street Number Direction

Street Name

Unit/Apt # Zip Code

For use by Cook County Recorder of Deeds
County document #

Date

Part of:

PIN + 17-15-102-006

PIN + 17-15-102-011

PIN

Check here if an exempt transfer

Check here if in central business district (the area bounded by Lake Shore Drive, Halsted Street, Roosevelt Road, and Armitage Avenue).

Type of property (check appropriate box below)

- | | | |
|--|--|---|
| 1. <input type="checkbox"/> Detached single family residence | 4. <input type="checkbox"/> Multi-unit residential building | 7. <input type="checkbox"/> Industrial |
| 2. <input type="checkbox"/> Condominium or Co-op | 5. <input type="checkbox"/> Mixed use (residential and commercial) | 8. <input type="checkbox"/> Vacant Land |
| 3. <input type="checkbox"/> Townhome | 6. <input checked="" type="checkbox"/> Commercial | 9. <input type="checkbox"/> Other (you must attach a description) |

Indicate number of residential units, if any:

Section 2. Interest Transferred (check appropriate box below)

- | | | |
|---|--|---|
| 1. <input checked="" type="checkbox"/> Fee title | 3. <input type="checkbox"/> "Lessee interest in a ground lease" | 5. <input type="checkbox"/> Interest in a real estate co-op |
| 2. <input type="checkbox"/> Beneficial interest in a land trust | 4. <input type="checkbox"/> "Controlling interest in a real estate entity" | 6. <input type="checkbox"/> Other (you must attach a description) |

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ACCOUNT NUMBER

REVISION NUMBER

For use by Department of Revenue

Section 3. Transfers exempt from tax (check appropriate box below)

- A. Transfer of real property made prior to January 1, 1974, where the deed was recorded after that date, or assignment of beneficial interest in real property dated prior to July 19, 1985, where the assignment was delivered on or after July 19, 1985.
- B. Transfer involving real property acquired by or from a governmental body; or acquired by a not-for-profit charitable, religious, or educational organization; or acquired by any international organization not subject to local taxes. (IRS notice granting 501(c)(3) exemption must be attached.)
- C. Transfer in which the deed, assignment or other instrument of transfer secures debt or other obligations.
- D. Transfer in which the deed, assignment or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment, or other instrument of transfer previously recorded or delivered.
- E. Transfer in which the transfer price is less than \$500. You must explain (attach additional sheet if necessary).
- Transfer to trust by beneficiary (ies).
- Gift Other: no consideration - transfer to related entity
- F. Transfer in which the deed is a tax deed.
- G. Transfer in which the deed, assignment or other instrument of transfer releases property which secures debt or other obligations.
- H. Transfer in which the deed is a deed of partition. Note: If a party receives a share greater than its undivided interest in the real property, then it must pay tax on any consideration paid for the excess.
- I. Transfer between a subsidiary corporation and its parent or between subsidiary corporations of common parent pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets.
- J. Transfer from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock, or transfer from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock.
- K. Transfer made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended.
- Provide bankruptcy court docket number:
- State of Filing/Court District /
- L. Transfer of the title to, or beneficial interest in, real property used primarily for commercial or industrial purposes located in a city enterprise zone.
- Provide enterprise zone number:
- M. Transfer in which the deed is issued to the mortgagee or secured creditor pursuant to a mortgage foreclosure proceeding or pursuant to a transfer in lieu of foreclosure.
- N. Transfer in which the purchaser has completed the State of Illinois' Home Ownership Made Easy Program (HOME).

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Section 4. Additional Transfer Information

1. Enter the earlier of (1) the date of delivery or (2) the date of recording of the instrument of transfer.

2. Does any part of the transfer price consist of consideration other than cash? If yes, attach separate sheet with description of consideration.

Yes No

3. Is any part of the transfer price contingent upon the occurrence of a future event or the attainment of future levels of financial performance? If yes, attach explanation.

Yes No

Section 5. Computation of tax stamps purchased (transfer price must be included on line 1, even if transfer is exempt; if exempt, do not compute beyond line 1). NOTE: With the exception of line 2, you must round to the nearest whole number for the following amounts.

1. Transfer price (note: transfer price includes consideration in any form, determined without any deduction for mortgages). (see Sec. 3-33-020(H)).

2. Divide line 1 by \$500.00 (note: you must round up to the nearest number).

3. Total value of tax stamps purchased (multiply line 2 by \$3.75)

4. Interest (see Section 3-4-190)

5. Penalty (see Sections 3-4-200 and 3-33-110)

6. Total tax, penalty, and interest due (add lines 3, 4, and 5)

7. Total tax, penalty, and interest paid

Section 6. Title Company Information

Check this box if a title company is not utilized.

Title Company Name

First Name

Last Name

Title Co. Representative

Title Company Code # (applicable only if title company resells Chicago tax stamps)

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ACCOUNT NUMBER

REVISION NUMBER

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Section 7. Attestation of Parties

Seller/Transferor Statement

Under penalty of perjury, I certify that I have examined this return and it is true, correct, and complete.

Name of Seller if individual

Name of Seller if not individual (include trust name and number if trust)

THOR PALMER HOUSE HOTEL + SHOPS LLC

Mailing Address (after sale) C/O THOR EQUITIES LLC

Daytime Phone Number

139 FIFTH AVENUE

212-529-5055

City

State Zip

NEW YORK NY 10010

Signature of Seller or Seller's agent (required)

Date

12/2/06

Name of Individual Signing Seller/Transferor Statement (if not the seller)

Title

Mailing Address

Daytime Phone Number

+ +

City

State Zip

Business or Firm Name

Buyer/Transferee Statement

Under penalty of perjury, I certify that I have examined this return and it is true, correct, and complete.

Name of Buyer if individual

Name of Buyer if not individual (include trust name and number if trust)

THOR PALMER HOUSE RETAIL LLC

Mailing Address (after sale) C/O THOR EQUITIES LLC

Daytime Phone Number

139 FIFTH AVENUE

212-529-5055

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ACCOUNT NUMBER REVISION NUMBER

For use by Department of Revenue

City

State Zip

NEW YORK NY 10010

Signature of Buyer or Buyer's Agent (required)

Date

12-20-06

Name of Individual Signing Buyer/Transferee Statement (if not the buyer)

Title

Mailing Address

Daytime Phone Number

212-529-5055

City

State Zip

Business or Firm Name

Section 8. Department Certifications

1. **Building Registration Certificate.** A certificate of registration issued by the Department of Buildings is required for buildings containing either 4 or more family units or sleeping accommodations for 10 or more persons (except if the building is a condominium or a co-op) (Municipal Code 13-10-070). The certificate may be obtained from the Department of Buildings in room 903 of City Hall. Check the applicable box:

- Registration certificate submitted
- Registration requirement is not applicable

2. **Zoning Compliance Certificate.** A certificate of zoning compliance is required for residential property zoned for, or occupied by, buildings having five or fewer units (except if the building is a condominium, a co-op, or a newly constructed dwelling sold to the initial occupant (Municipal Code 3-33-045)). The certificate may be obtained from the Department of Zoning in room 802 of City Hall. Check the applicable box:

- Zoning certificate submitted
- Zoning certificate is not required

3. **Water Department Certification** (available at 333 South State Street, Room L L10) is required for ALL non-exempt real property transfers.

The Department of Water certifies that all water and sewer charges rendered up to

are paid in full for property located at

Account #

Application #

Certified by

Date

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ACCOUNT NUMBER

REVISION NUMBER

For use by Department of Revenue

Section 9. Preparer Information (only preparer's name is required if other information about preparer is disclosed in Section 7 above.)

Name of Preparer

ADAM T BERKOFF

Business or Firm Name

DLA PIPER US LLA

Mailing Address

203 N LASALLE STREET

Daytime Phone Number

312-368-7266

City

CHICAGO

State

IL

Zip Code

60601

Date

12-2006

Section 10. Where to File This Form and Purchase Transfer Stamps

1. If the deed or other instrument of transfer is recorded, then file this form with the Cook County Recorder of Deeds, County Building, 118 North Clark Street, Room 112, Chicago, IL 60602.
2. If the deed or other instrument of transfer is not recorded, then file this form with the Chicago Department of Revenue, 121 North LaSalle Street, Room 107, Chicago, IL 60602.
3. Real Property Transfer Stamps may be purchased at the Chicago Department of Revenue, 121 North LaSalle Street, Room 107, Chicago, IL 60602.

Place water validation stamp below line

Effective date: 12/1/2001

For DOR Use Only

Postmark Date


Receipt Number

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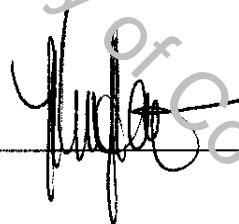
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: December 7, 2006

Signature: 
Grantor or Agent


Subscribed and sworn to before me
this 7 day of December, 2006

Notary Public 

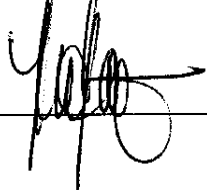
MIA STEVENS HAYNES
Notary Public, State of New York
No. 02ST6113352
Qualified in New York County
Commission Expires 7/26/08

The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: December 7, 2006

Signature: 
Grantee or Agent

Subscribed and sworn to before me
this 7 day of December, 2006

Notary Public 

MIA STEVENS HAYNES
Notary Public, State of New York
No. 02ST6113352
Qualified in New York County
Commission Expires 7/26/08

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF LOTS 1 AND 4 OF BLOCK 3 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, BOUNDED IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON A LINE PARALLEL WITH AND 22 FEET 3-5/8 INCHES SOUTH OF THE NORTH LINE OF LOT 8 IN BLOCK 3 AFORESAID, BEING THE NORTH LINE OF AN 18 FOOT ALLEY, AND THE WEST LINE OF SOUTH WABASH AVENUE; THENCE NORTH 00°00'27" EAST WITH SAID WEST LINE OF SOUTH WABASH AVENUE, 163.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°59'33" WEST, 85.20 FEET; THENCE NORTH 00°00'27" EAST, 100.12 FEET TO THE PRESENT SOUTH LINE OF EAST MONROE STREET; THENCE NORTH 89°42'31" EAST ALONG SAID SOUTH LINE 85.20 FEET TO THE WEST LINE OF SOUTH WABASH AVENUE; THENCE SOUTH 00° 00'27" WEST ALONG SAID WEST LINE 100.56 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS

PIN: Part of: 17-15-102-005; 17-15-102-006;
17-15-102-010; 17-15-102-011

Address: 27 East Monroe Street and 124 South Wabash Avenue, Chicago, Illinois
60603