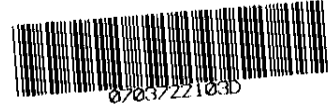


UNOFFICIAL COPY

JC

ILLINOIS DEED



Doc#: 0703722103 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/06/2007 02:22 PM Pg: 1 of 7

This Instrument Prepared By:

Jared L. Tardy
Goulston & Storrs
400 Atlantic Avenue
Boston, MA 02110-333

After Recording Return To:

Robert E. Farmer, III
Kaufman & Canoles, P.C.
2101 Parks Avenue, Suite 700
Virginia Beach, VA 23451

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THE UNDERSIGNED GRANTOR DECLARES:

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TWO NORTH LASALLE PROPERTY LLC, a Delaware limited liability company ("**Grantor**"), does hereby GRANT, BARGAIN AND SELL to NORTH LASALLE FINANCIAL ASSOCIATES, LLC, a Virginia limited liability company, ("**Grantee**"), having an address of 999 Waterside Drive, Suite 2300, P.O. Box 2680, Norfolk, Virginia 23510, and its successors and assigns, FOREVER, the real property located in the City of Chicago, County of Cook, State of Illinois, and more particularly described in **Exhibit A** attached hereto and made a part hereof (hereinafter referred to as the "**Land**"), together with, all and singular, adjacent streets, alleys, rights-of-way, rights, benefits, licenses, interests, privileges, easements, tenements, hereditaments and appurtenances on the Land or in anywise appertaining thereto, and the improvements, structures and fixtures located upon the Land, subject to the "**Permitted Exceptions**" (i.e., unrecorded leases, all matters of record and all matters that would be reflected on an accurate survey, as of the date hereof).

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple, subject, however, to the Permitted Exceptions; that Grantor has good right and lawful authority to sell and convey said real property; and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

7/23

8369144, GR, P1 (D)

UNOFFICIAL COPY

ADDRESS OF REAL ESTATE: 2 North LaSalle Street, Chicago, Illinois 60602

PERMANENT TAX IDENTIFICATION NUMBERS: 17-09-458-015-0000

[Remainder of page intentionally left blank.]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned hereby executes this instrument as of the 2nd day of February, 2007.

GRANTOR:

TWO NORTH LASALLE PROPERTY LLC,
a Delaware limited liability company

By: Two North LaSalle/550 West Washington LLC, a Delaware limited liability company, its sole member

By: BCSP IV U.S. Investments, L.P., a Delaware limited partnership, its sole member

By: BCSP REIT IV, Inc., a Maryland corporation, its general partner

By: 

Name: **WILLIAM A. BONN, ESQ.**
Title: **Senior Managing Director & General Counsel**

REAL ESTATE TRANSFER TAX
76350.00
FP 103042

0000018533

COOK COUNTY
REAL ESTATE TRANSACTION TAX

FEB. -5.07


REVENUE STAMP



COOK COUNTY
REAL ESTATE TRANSACTION TAX

STATE OF ILLINOIS

STATE TAX



FEB. -5.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
5135825
FP 103041

0000005560

City of Chicago
Dept. of Revenue
491068
02/05/2007 12:48 Batch 02242 3



Real Estate
Transfer Stamp
\$742,500.00

STATE OF ILLINOIS

STATE TAX



FEB. -2.07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
11610.00
FP 103041

0000005505

STATE OF ILLINOIS

STATE TAX



FEB. -5.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
8973175
FP 103037

0000007984

City of Chicago
Dept. of Revenue
491070
02/05/2007 12:49 Batch 02242 3



Real Estate
Transfer Stamp
\$402,750.00

UNOFFICIAL COPY

Commonwealth *Massachusetts*
 STATE OF ILLINOIS)
)
)
 COUNTY OF COOK *Suffolk*)
)

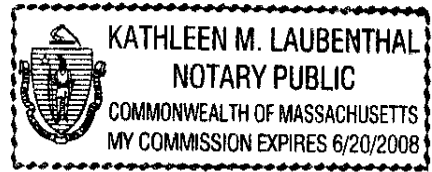
The foregoing instrument was acknowledged before me this 31 day of January, 2007, by William A. Bour, the SE, Managing Director of BCSP REIT IV, Inc., a Maryland corporation, the general partner of BCSP IV U.S. Investments, L.P., a Delaware limited partnership, the sole member of Two North LaSalle/550 West Washington LLC, a Delaware limited liability company, the sole member of TWO NORTH LASALLE PROPERTY LLC, a Delaware limited liability company, 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 said instrument is his free and voluntary, 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 31 day of January, 2007.

Print Name: _____

Kathleen M. Laubenthal
 Notary Public

My Commission expires: 6/20/08



Send subsequent tax bills to:

North LaSalle Financial Associates, LLC
 c/o Harbor Group International, L.L.C.
 999 Waterside Drive, Suite 2300
 Norfolk, Virginia 23510

UNOFFICIAL COPY

Exhibit A

Property Description

Property of Cook County Clerk's Office

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008369144 D1
STREET ADDRESS: 2 N. LASALLE
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER:

LEGAL DESCRIPTION:

PARCEL 1:

SUB-LOTS 4 AND 5 (**EXCEPT THE SOUTH 1.00 FOOT OF THE SUB-LOT 5**) OF LOT 8 IN A. G. BRADSTREET'S SUBDIVISION OF LOT 8 IN BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 1.00 FOOT OF SUB-LOT 5 **AND** ALL OF SUB-LOTS 6 AND 7 **AND** SO MUCH OF SUB-LOT 8, AS LIES NORTH OF MADISON STREET ALL IN A. G. BRADSTREET'S SUBDIVISION OF LOT 8 IN BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 2 IN THE ASSESSOR'S DIVISION OF LOT 7 IN BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, OTHERWISE DESCRIBED AS:

THE EAST 1/2 OF SAID LOT 7 (**EXCEPT THE NORTH 50.00 FEET THEREOF**), IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

SUB-LOT 3 OF LOTS 5 AND 7 IN BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 4 IN ASSESSOR'S DIVISION OF LOTS 5 AND 7 IN BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(CONTINUED)

UNOFFICIAL COPY



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008369144 D1
STREET ADDRESS: 2 N. LASALLE
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER:

LEGAL DESCRIPTION:

PARCEL 6:

SUB-LOTS 1, 2 AND 3 IN ALBERT G. BRADSTREET'S SUBDIVISION OF LOT 8 IN BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO,

THE NORTH 50.00 FEET OF THE EAST 1/2 OF LOT 7 IN BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (THE SAID NORTH 50.00 FEET OF THE EAST 1/2 OF LOT 7, BEING ALSO KNOWN AS:

SUB-LOT 1 IN THE ASSESSOR'S DIVISION OF SAID LOT 7 OF BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office