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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 2 day of April, 2007, between Orchard Place Retail, L.L.C., an Illinois corporation, party of the first part, and,

120 Orchard LLC as to an undivided 30% Linterest, 427 Orchard LLC as to an undivided 58.62% interest, and FT Orchard LLC as to an undivided 11.38% interest, 55 W. Jackson Boulevard, Fifth Floor, Chicago, Illinois 60604, as tenants in common,

parties of the second part.



Doc#: 0711733160 Fee: \$54.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds

Date: 04/27/2007 01:45 PM Pg: 1 of 4

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE AND CONVEY unto the parties of the second part, and to their successors and assigns, forever, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

[Legal description is attached hereto as Exhibit "A" and made a part hereof]

Together with all hereditaments and appurtenances ther autito belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, r

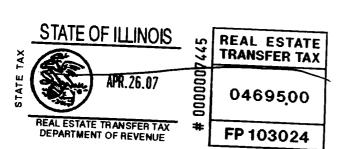
And the party of the first part, for itself, and its successors, does covenant, promice and agree, to and with the party of the second part, its successors and assigns, that it has not done of suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incurvoised or charged, except as and subject to the matters set forth on Exhibit "B" attached hereto; and that herein recuted; and that the said party of the first part WILL WARRANT AND DEFEND the premises against all persons for ming by, through or under the party of the first part, but not otherwise.

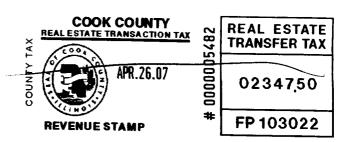
Permanent Index Number: 10-16-206-048

Adress of Real Estate: 4849 Golf Road, Skokie, Illinois 60077

VILLAGE OF SKOKIE, ILLINOIS Economic Development Tax Skokie Gode Chapter 98 Paid: \$109950 Skokie Office 04/18/07

Box 400-CTCC





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IN WITNESS WHEREOF, said party of the first part has caused this Special Warranty Deed to be executed as of the day and year first above written.

Orchard Place Retail, L.L.C.

By: Orchard Place Retail, Inc., its Manager

By: Mainle Jayref
Its: President

STATE OF ILLINOIS)
) ss
COUNTY OF COCK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mitchell Saywit:, as President of Orchard Place Retail,, an Illinois corporation, Manager of Orchard Place Retail, L.L.C., an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President of said corporation, appeared before me this day 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 corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this day of April, 200

"OFFICIAL SEAL"
CHARLES E ALEXANDER
COMMISSION EXPIRES 02/03/08

Notary Public

This instrument was prepared by:

Charles E. Alexander 40 Skokie Boulevard Suite 630 Northbrook, Illinois 60062 After recording return to:

Arnold Weinberg Much Shelist 191 N. Wacker Drive, Suite 1800 Chicago, Illinois 60606

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EXHIBIT "A" <u>LEGAL DESCRIPTION</u>

Parcel 1:

LOT 1 IN ORCHARD PLACE RESUBDIVISION, BEING A RESUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2:

EASEMENT FOR INGRESS, EGRESS AND PARKING OVER ALL COMMON AREAS AS SET FORTH IN THE DECLAPATION OF COVENANTS RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 967,18369.

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EXHIBIT "B" EXCEPTIONS TO WARRANTY OF TITLE

- 1. General real estate taxes for 2006 and subsequent years.
- 2. Covenants, conditions, restrictions and easements of record.
- 3. Rights of tenants under leases.
- 4. Mortgage and Security Agreement dated March 30, 2007 and recorded April 6, 2007 as Document 0709602210 man by Orchard Place Retail, L.L.C. and Orchard Place L.L.C. to JPMorgan Chase Bank, N.A. to secure a Note for \$35,000,000.
- 5. Assignment of Leases and Rents dated March 30, 2007 and recorded April 6, 2007 as Document 0709602211 made by Orchard Place Retail, L.L.C. and Orchard Place L.L.C. to JPMorgan Chase Bank, N.A.

and Read Place k.