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**RECORDING REQUESTED BY:
WHEN RECORDED RETURN TO:**



Doc#: 0715002336 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/30/2007 01:16 PM Pg: 1 of 6

Duval & Stachenfeld LLP
300 East 42nd Street
3rd Floor
New York, NY 10017
Attn: Terri Adler

8351331 DALK 5 of 7

(Space Above this Line for County Recorder's Use Only)

SPECIAL WARRANTY DEED

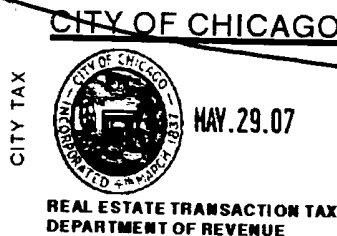
THIS INDENTURE, made this 23rd day of May, 2007, by **CLARK/TAYLOR, L.L.C.**, a Delaware limited liability company ("**Grantor**"), in favor of Roosevelt Collection Residential III Owner, L.L.C., a Delaware limited liability company, whose address is c/o Angelo, Gordon & Co., L.P., 245 Park Ave., 26th Floor, New York, NY 10167 ("**Grantee**"), **WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, does **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, and its heirs and assigns, **FOREVER**, all the real estate, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and incorporated herein by reference.

Together with all and singular of 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 or whatsoever, of Grantor, either in law or in equity, of, in and to the above described premises; **TO HAVE AND TO HOLD** the said premises as above described, with the hereditaments and appurtenances, unto Grantee, its heirs and assigns forever.

And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that Grantor 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 Grantor **WILL WARRANT AND DEFEND** the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor with respect to matters done or suffered by Grantor, or persons claiming by, through or under Grantor, subject to those matters shown on Exhibit B attached hereto and incorporated herein by reference;

bhc

Box 400-CTCC



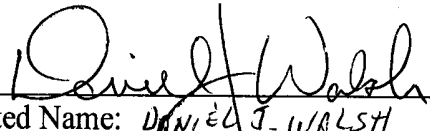
# 000005171	REAL ESTATE TRANSFER TAX
	6207800
	FP 103023


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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents, as of the day and year first above written.

GRANTOR:

CLARK/TAYLOR, L.L.C.,
a Delaware limited liability company

By: 
Printed Name: DANIEL J. WALSH
Its: Authorized Member

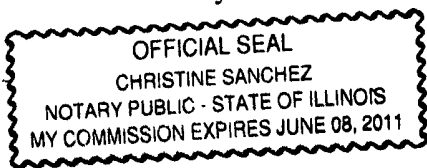
STATE TAX		STATE OF ILLINOIS
		REAL ESTATE TRANSFER TAX
		0827650
MAY 29 07	# 0000007665	FP 103024
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		

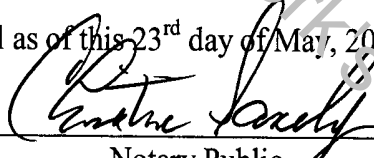
ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO **HEREBY CERTIFY THAT**, Daniel J. Walsh, a duly authorized Member of **CLARK/TAYLOR, L.L.C.**, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing document appeared before me this day in person and acknowledged to me that, being so duly authorized, he signed and delivered the foregoing document as his free and voluntary act and as the free and voluntary act of Clark/Taylor, L.L.C., for the uses and purpose therein set forth.


Given under my hand and Notarial Seal as of this 23rd day of May, 2007.




Notary Public

My Commission expires: 6-8-11

This Deed was prepared by:	Tax bills should be sent to:
Angela E. Hart	Roosevelt Collection Residential III Owner, L.L.C.
O'Rourke, Hogan, Fowler & Dwyer	c/o Centrum Properties
10 South LaSalle Street, Suite 2900	4 th Floor, 225 W. Hubbard Street
Chicago, Illinois 60603	Chicago, Illinois 60610

COUNTY TAX		COOK COUNTY
		REAL ESTATE TRANSACTION TAX
		0413825
MAY 29 07	# 0000005707	FP 103022
REVENUE STAMP		

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EXHIBIT A

ROOSEVELT COLLECTION RESIDENTIAL III OWNER PROPERTY
(PROPOSED LOT 3 IN ROOSEVELT COLLECTION SUBDIVISION PLUS TO-BE-
DEDICATED NINTH STREET AND S. FINANCIAL PLACE)

TRACT 3, PARCEL 1

THAT PART OF LOTS 1, 6, 7, 12, 13, 18, 19, 24, 25 AND 30 IN ADAMS AND PARKERS SUBDIVISION OF BLOCK 103 IN SCHOOL SECTION ADDITION TO CHICAGO AND THAT PART OF LOTS 33, 34 AND 35 IN W.S. GURNEE'S SUBDIVISION OF BLOCK 104 AND THE WEST HALF OF BLOCK 109 IN SAID SCHOOL SECTION ADDITION TO CHICAGO DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF POLK STREET AND THE EAST LINE OF RELOCATED FINANCIAL PLACE; THENCE SOUTH 89 DEGREES, 52 MINUTES, 40 SECONDS EAST, ALONG THE SOUTH LINE OF POLK STREET, 22.38 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 58 SECONDS WEST, 5.00 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES, 24 SECONDS EAST, 6.96 FEET; THENCE SOUTH 13 DEGREES, 18 MINUTES, 01 SECONDS EAST, 82.90 FEET; THENCE SOUTH 08 DEGREES, 06 MINUTES, 10 SECONDS EAST, 101.79 FEET; THENCE SOUTH 00 DEGREES, 10 MINUTES, 07 SECONDS EAST, 278.24 FEET; THENCE NORTH 89 DEGREES, 54 MINUTES, 22 SECONDS WEST, 12.29 FEET TO THE EAST LINE OF RELOCATED FINANCIAL PLACE; THENCE NORTH 00 DEGREES, 12 MINUTES, 27 SECONDS EAST, ALONG SAID EAST LINE, 276.78 FEET; THENCE CONTINUING ALONG THE EAST LINE OF FINANCIAL PLACE, NORTH 08 DEGREES, 10 MINUTES, 56 SECONDS WEST, 38.00 FEET; THENCE NORTH 29 DEGREE, 43 MINUTES, 06 SECONDS WEST, 94.52 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 05 SECONDS WEST, 68.27 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT 3, PARCEL 2

THAT PART OF LOTS 2, 5, 8, 11 TO 14, 17 TO 20, 23 TO 26, 29 AND 30 IN ADAMS AND PARKERS SUBDIVISION OF BLOCK 103 IN SCHOOL SECTION ADDITION TO CHICAGO AND THAT PART OF LOTS 17, 18, 19, 33, 34 AND 35 IN W.S. GURNEE'S SUBDIVISION OF BLOCK 104 AND THE WEST HALF OF BLOCK 109 IN SAID SCHOOL SECTION ADDITION TO CHICAGO DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, THENCE SOUTH 89 DEGREES, 52 MINUTES, 40 SECONDS EAST, ALONG THE SOUTH LINE OF POLK STREET, 50.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 52 MINUTES, 40 SECONDS EAST, 56.21 FEET TO THE WEST LINE OF RELOCATED FINANCIAL PLACE; THENCE SOUTH 00 DEGREES, 01 MINUTES, 05 SECONDS EAST, ALONG SAID WEST LINE, 84.32 FEET; THENCE, CONTINUING ALONG SAID WEST LINE, SOUTH 29 DEGREES, 43 MINUTES, 06 SECONDS EAST, 145.59 FEET; THENCE SOUTH 00 DEGREES, 12 MINUTES, 27 SECONDS WEST, 254.05 FEET; THENCE SOUTH 87 DEGREES, 29 MINUTES, 34 SECONDS WEST, 127.32 FEET; THENCE NORTH 00 DEGREES, 05 MINUTES, 20 SECONDS WEST, 72.36 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 32 SECONDS WEST, 398.15 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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TRACT 3, PARCEL 3 (TO BE DEDICATED NINTH STREET AND S. FINANCIAL PLACE)

THAT PART OF LOTS 2, 5, 8, 11, 14, 17, 20, 23, 26 AND 29 IN ADAMS AND PARKERS SUBDIVISION OF BLOCK 103 IN SCHOOL SECTION ADDITION TO CHICAGO AND THAT PART OF LOTS 4, 5, 6, 17 TO 22 AND 35 TO 38 IN W.S. GURNEE'S SUBDIVISION OF BLOCK 104 AND THE WEST HALF OF BLOCK 109 IN SAID SCHOOL SECTION ADDITION TO CHICAGO ALONG WITH A THAT PART OF VACATED FINANCIAL PLACE, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, THENCE SOUTH 89 DEGREES, 52 MINUTES, 40 SECONDS EAST, ALONG THE SOUTH LINE OF POLK STREET, 50.00 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 32 SECONDS EAST, 398.15 FEET; THENCE SOUTH 00 DEGREES, 05 MINUTES, 20 SECONDS EAST, 72.36 FEET; THENCE NORTH 87 DEGREES, 29 MINUTES, 34 SECONDS EAST, 127.32 FEET; THENCE SOUTH 89 DEGREES, 54 MINUTES, 27 SECONDS EAST, 52.29 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 32 SECONDS WEST, 66.00 FEET; THENCE NORTH 89 DEGREES, 54 MINUTES, 22 SECONDS WEST, 50.87 FEET; THENCE SOUTH 87 DEGREES, 29 MINUTES, 34 SECONDS WEST, 178.75 FEET; THENCE NORTH 89 DEGREES, 53 MINUTES, 42 SECONDS WEST, 111.12 FEET; THENCE NORTH 00 DEGREES, 02 MINUTES, 24 SECONDS WEST, 46.00 FEET; THENCE SOUTH 89 DEGREES, 53 MINUTES, 42 SECONDS EAST, 111.18 FEET; THENCE NORTH 00 DEGREES, 05 MINUTES, 20 SECONDS WEST, 94.56 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 32 SECONDS WEST, 398.31 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING IN SOUTH FINANCIAL PLACE AS DEDICATED BY DOCUMENT NO. 0021366617, IN COOK COUNTY, ILLINOIS.

PINS: PART OF 17-16-410-009-0000, ALL OF 17-16-410-012-0000, ALL OF 17-16-410-014-0000, PART OF 17-16-410-015-0000, AND ALL OF 17-16-410-019-0000, 17-16-410-020-0000, AND 17-16-410-021-0000

ADDRESS OF PROPERTY: PART OF A LARGER TRACT OF VACANT LAND BOUNDED BY W. ROOSEVELT ROAD, S. WELLS STREET, W. POLK STREET AND THE METRA

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EXHIBIT B

PERMITTED EXCEPTIONS ROOSEVELT COLLECTION RESIDENTIAL III OWNER, L.L.C.

1. TAXES FOR FINAL INSTALLMENT 2006 AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.
2. A) RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR THE SOUTH WELLS STREET AND IN AND TO VACATED STREETS AND ALLEYS.

B) RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED STREETS AND ALLEYS FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES.
3. PERMANENT EASEMENT FOR COMMUTER RAILROAD PURPOSES, AS SET FORTH IN FINAL JUDGMENT ORDER ENTERED IN CASE 81CO431 ON SEPTEMBER 7, 1984 AND AS AMENDED BY THE RELEASE AND COVENANT AGREEMENT BETWEEN THE COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY, D/B/A METRA, AND CLARK/TAYLOR L.L.C., RECORDED OCTOBER 25, 2006 AS DOCUMENT 00838840.
4. EASEMENT IN FAVOR OF THE COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY, A DIVISION OF AN ILLINOIS MUNICIPAL CORPORATION, D/B/A METRA, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF THE METRA EASEMENT AND THE METRA EASEMENT PROPERTY AND TO CONSTRUCT, MAINTAIN, IMPROVE, REPAIR OR REPLACE THE IMPROVEMENTS, FACILITIES OR EQUIPMENT IN, ON, OVER OR UNDER THE METRA EASEMENT AND THE METRA EASEMENT PROPERTY THAT ARE USED FOR COMMUTER RAILROAD PURPOSES RECORDED/FILED OCTOBER 25, 2000 AS DOCUMENT NO. 00838841, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
5. A. PURSUANT TO SECTION 5 OF THE ORDINANCE OF VACATION RECORDED AS DOCUMENT 0021366616 CLARK/TAYLOR, L.L.C. AGREES TO CONSTRUCT OR CAUSE TO BE CONSTRUCTED BULKHEADS IN THE CITY OF CHICAGO FREIGHT TUNNEL STRUCTURES AT THE FOLLOWING LOCATION:

110 FEET SOUTH OF THE SOUTH LINE OF WEST POLK STREET, 20 FEET EAST OF THE WEST LINE OF SOUTH FINANCIAL PLACE.

B. EASEMENT RESERVED IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, THEIR SUCCESSORS OR ASSIGNS, TO OPERATE, MAINTAIN, CONSTRUCT, REPLACE AND RENEW OVERHEAD POLES, WIRES AND ASSOCIATED EQUIPMENT AND UNDERGROUND CONDUIT, CABLES AND ASSOCIATED EQUIPMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY UNDER, OVER AND ALONG WEST TAYLOR STREET AND

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THE NORTH/SOUTH 10 FOOT PUBLIC ALLEY IN THE BLOCK BOUNDED BY WEST POLK STREET, WEST TAYLOR STREET, SOUTH WELLS STREET AND SOUTH FINANCIAL PLACE, AS THEREIN VACATED, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, AND THE TERMS AND CONDITIONS RELATING THERETO.

6. TERMS, PROVISIONS, CONDITIONS AND COSTS CONTAINED IN THE AMENDED AND RESTATED LASALLE PARK PUBLIC IMPROVEMENTS REDEVELOPMENT AGREEMENT EXECUTED BY AND BETWEEN THE CITY OF CHICAGO AND CLARK/TAYLOR, L.L.C., RECORDED MAY 7, 2007 AS DOCUMENT 0712735263.
7. ZONING COVENANT EXECUTED BY AND BETWEEN CLARK/TAYLOR, L.L.C., TARGET CORPORATION AND ALLRIGHT CORPORATION, RECORDED JULY 9, 2003 AS DOCUMENT 0319027152, AND THE TERMS AND PROVISIONS THEREOF.
8. EASEMENT RIGHTS AS DISCLOSED BY GAS PIPE SHOWN ON SURVEY NO. 07-197 MADE BY B.H. SUHR & CO DATED MAY 14, 2007.

Property of Cook County Clerk's Office