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Doc#: 0716542208 Fee: \$70.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/14/2007 02:14 PM Pg: 1 of 8

**THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING MAIL TO:**

David B. Allswang, Esq.
DLA Piper US LLP
203 North LaSalle
Suite 1900
Chicago, Illinois 60601

THIS SPECIAL WARRANTY DEED is made this 10th day of June, 2007 from Van Buren/Aberdeen, LLC, an Illinois limited liability company, as to an undivided 10% tenancy in common interest ("Grantor"), having an address of c/o IBT Group L.L.C., 850 West Jackson Blvd., Suite 701 Chicago, Illinois 60607 to Metro 290 LLC, a Delaware limited liability company ("Grantee"), having an address of c/o BlackRock Realty Advisors, Inc., 300 Campus Drive, 3rd Floor, Florham Park, New Jersey 07932.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, his successors and assigns, FOREVER, a 10% tenancy in common interest in the land (constituting all Grantor's right, title and interest) situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof (the "Premises").

Together with all and singular 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 whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, his heirs/successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, his heirs/successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

[Signature Page Follows]

Box 400-CTCC

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

VAN BUREN/ABERDEEN, LLC, an Illinois limited liability company


By: [Signature]
Name: Gary A. Dabrowski
Title: Manager


MAIL TAX BILLS TO:

Metro 290 LLC
c/o BlackRock Realty Advisors, Inc.
300 Campus Drive, 3rd Floor,
Florham Park, New Jersey 07932
Attention: Mr. Chris Fraioli

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SEC. 200.1-2 (B-6) OR PARAGRAPH
SEC. 200.1-4 (B) OF THE CHICAGO
TRANSACTION TAX ORDINANCE.

6/6/07
DATE: _____
[Signature]
BUYER, SELLER OR REPRESENTATIVE

STATE TAX	STATE OF ILLINOIS	# 000000797	REAL ESTATE TRANSFER TAX
	 JUN. 13.07		02000.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103024

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000005840	REAL ESTATE TRANSFER TAX
	 JUN. 13.07		01000.00
	REVENUE STAMP		FP 103022

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, David Stejkowski, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Greg A. Radwick, the manager of Van Buren/Aberdeen, LLC, an Illinois limited liability company, 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/she signed and delivered the said instrument as his/her free and voluntary act in his capacity as manager, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 6th day of June, 2007.



David Stejkowski
Notary Public

My Commission Expires _____ {SEAL}

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION OF LAND

PARCEL 1A:

LOTS 17 TO 26 INCLUSIVE IN WRIGHTS SUBDIVISION OF THE WEST 1/2 OF BLOCK 24 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

THAT PART OF VACATED GARDEN STREET LYING SOUTH OF AND ADJOINING LOTS 17 TO 21 INCLUSIVE AND NORTH OF AND ADJOINING LOTS 22 TO 26 INCLUSIVE IN WRIGHTS SUBDIVISION OF THE WEST 1/2 OF BLOCK 24 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1C:

LOTS 7 TO 26 INCLUSIVE IN THE SUBDIVISION OF THE EAST 1/2 OF BLOCK 24 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1D:

THAT PART OF VACATED GARDEN STREET LYING SOUTH OF AND ADJOINING LOTS 17 TO 21 INCLUSIVE AND NORTH OF AND ADJOINING LOTS 22 TO 26 INCLUSIVE IN SUBDIVISION OF THE EAST 1/2 OF BLOCK 24 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1E:

ALL OF THE HERETOFORE VACATED NORTH-SOUTH 20 FOOT ALLEY LYING WEST OF THE WEST LINE OF LOTS 1 TO 16, BOTH INCLUSIVE, LYING EAST OF THE EAST LINE OF LOTS 17 AND 22, LYING EAST OF THE EAST LINE OF THE 40 FOOT PUBLIC ALLEY VACATED BY DOCUMENT NUMBER 20386525, BEING A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 17 TO THE NORTHEAST CORNER OF LOT 22, LYING SOUTH OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 1 TO THE NORTHEAST CORNER OF LOT 17, AND LYING NORTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 16 TO THE SOUTHEAST CORNER OF LOT 22 (EXCEPT FROM THE ABOVE TRACT, THE EAST 1/2 OF THE NORTH-SOUTH 20 FOOT VACATED ALLEY WEST OF AND ADJOINING LOTS 1 THROUGH 6,

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INCLUSIVE, IN THE SUBDIVISION OF THE EAST 1/2 OF BLOCK 24 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS), ALL IN SUBDIVISION OF THE EAST 1/2 OF BLOCK 24 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 TO 6 INCLUSIVE, AND THE EAST 1/2 OF THE VACATED 20-FOOT ALLEY LYING WEST OF AND ADJOINING THOSE LOTS, IN THE SUBDIVISION OF THE EAST 1/2 OF BLOCK 24 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1101 & 1137 West Jackson, Blvd., Chicago, Illinois

Permanent Index No.:

17-17-223-010-0000
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EXHIBIT B

Permitted Title Exceptions

1. TAXES FOR THE YEAR(S) 2006 AND 2007 NOT YET DUE OR PAYABLE.
2. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
3. RIGHTS OF THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO VACATED GARDEN STREET AND VACATED ALLEY
4. (AFFECTS PARCELS 1B, 1D, 1E AND PART PARCEL 2)
5. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED GARDEN STREET AND VACATED ALLEY FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES.
6. (AFFECTS PARCELS 1B, 1D, 1F AND PART PARCEL 2)
7. RIGHTS, TITLE AND INTEREST OF THE CITY OF CHICAGO, A MUNICIPAL CORPORATION, FOR PUBLIC EASEMENT PURPOSES TO THAT PART OF THE LAND FALLING IN THE VACATED ALLEY.
8. (AFFECTS PARCEL 1E AND A PORTION OF PARCEL 2)
9. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN EASEMENT GRANT DATED MAY 21, 1987 AND RECORDED JUNE 8, 1987 AS DOCUMENT NUMBER 87309150 MADE BY ARCHIBALD CANDY CORPORATION, AN ILLINOIS CORPORATION, TO COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS OR ASSIGNS, BY WHICH GRANTOR GRANTED TO GRANTEE A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, RELOCATE, REPLACE, RENEW AND REMOVE POLES, CROSSARMS, WIRES, CABLES, CONDUIT AND OTHER OVERHEAD OR UNDERGROUND EQUIPMENT, OR BOTH, FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY IN, UNDER, OVER, ACROSS AND ALONG THAT PORTION OF THE ALLEY OWNED BY ARCHIBALD ADJACENT TO THE PREMISES, WITH THE RIGHT OF INGRESS AND EGRESS FROM SAID PORTION OF THE ALLEY AT ALL TIMES FOR ANY AND ALL SUCH PURPOSES.
10. (AFFECTS ALL OF THE NORTH AND SOUTH PUBLIC ALLEY, 20 FEET WIDE, LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 1 TO 16, BOTH INCLUSIVE, AND LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 17 AND 22, AND THE VACATED EAST AND WEST PUBLIC ALLEY, 40 FEET

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WIDE, LYING BETWEEN LOTS 17 AND 22; WHICH LIES SOUTH OF THE NORTH LINE OF LOT 16 EXTENDED WEST, ALL IN THE SUBDIVISION OF THE EAST HALF OF BLOCK 24 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN)

11. TERMS, PROVISIONS AND CONDITIONS OF THE EASEMENT GRANT DATED MAY 21, 1987 AND RECORDED JUNE 8, 1987 AS DOCUMENT NUMBER 87309149 MADE BY FANNIE MAY CANDY SHOPS, INC., TO COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS OR ASSIGNS BY WHICH THE GRANTOR GAVE GRANTEE A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, RELOCATE, REPLACE, RENEW AND REMOVE POLES, CROSSARMS, WIRES, CABLES, CONDUIT AND OTHER OVERHEAD OR UNDERGROUND EQUIPMENT, OR BOTH, FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY IN, UNDER, OVER, ACROSS AND ALONG THE ALLEY TO THE EXTENT OF FANNY MAYS OWNERSHIP INTEREST.
12. (AFFECTS ALL OF THE NORTH AND SOUTH PUBLIC ALLEY, 20 FEET WIDE, LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 1 TO 16, BOTH INCLUSIVE, AND LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 17 AND 22, AND THE VACATED EAST AND WEST PUBLIC ALLEY, 40 FEET WIDE, LYING BETWEEN LOTS 17 AND 22; WHICH LIES SOUTH OF THE NORTH LINE OF LOT 16 EXTENDED WEST, ALL IN THE SUBDIVISION OF THE EAST HALF OF BLOCK 24 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN)
13. RESERVATION OF EASEMENT CONTAINED IN ORDINANCE RECORDED MAY 27, 1986 AS DOCUMENT NUMBER 86209649 TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, THEIR SUCCESSORS OR ASSIGNS, AN EASEMENT 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 ELECTRICAL ENERGY AND TELEPHONE AND ASSOCIATED SERVICES OVER, ALONG, AND UNDER THE PUBLIC ALLEY HEREIN VACATED.
14. RESERVATION OF EASEMENT CONTAINED IN ORDINANCE RECORDED ON MAY 27, 1986 AS DOCUMENT NUMBER 86209649 OVER ALL THE PUBLIC ALLEY AS VACATED BY SAID ORDINANCE IN FAVOR OF THE EXISTING CITY FACILITIES AND FOR MAINTENANCE, RENEWAL AND RECONSTRUCTION OF SAID FACILITIES OR THE CONSTRUCTION OF ADDITIONAL MUNICIPALITY OWNED ELECTRICAL FACILITIES.

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15. RIGHTS OF THE PUBLIC OR QUASI PUBLIC UTILITIES AS DISCLOSED BY SURVEY MADE BY NATIONAL SURVEY SERVICE, INC. LAST REVISED MARCH 2, 2004 ORDER #n-125456 DEPICTING THE FOLLOWING ON THE LAND:
16. LIGHT POLES, POWER POLES, OVERHEAD WIRES, MANHOLES, TELEPHONE BOOTH, WOOD SERVICE POLES, TRANSFORMER AND INLETS.
17. ENCROACHMENT OF THE ONE STORY CONCRETE BLOCK & METAL SIDING BUILDING AND ONE STORY BRICK BUILDING LOCATED ON THE LAND ONTO THE EASEMENT RECORDED AS DOCUMENT 87309150 AS SHOWN ON SURVEY MADE BY NATIONAL SURVEY SERVICE, INC. LAST REVISED MARCH 2, 2004 ORDER #N-125456.
18. ENCROACHMENT OF THE 6-STORY BRICK BUILDING LOCATED MAINLY ON THE LAND ONTO THE PUBLIC WAY NORTH AND ADJOINING BY RANGING APPROXIMATELY 0.05 FT TO 0.20 FEET AND OF THE SIGN WITH COLUMN POST ON THE PUBLIC WAY NORTH BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY PREPARED BY NATIONAL SURVEY SERVICE, INC. LAST REVISED MARCH 2, 2004 ORDER #N-125456.
19. (AFFECTS PARCELS 1C AND 2)
20. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 0.29 FEET, AS SHOWN ON PLAT OF AFORESAID SURVEY.
(AFFECTS PARCEL 2)