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THIS INSTRUMENT  
PREPARED BY:

Nicolette L. Sonntag, Esq.  
Shefsky & Froelich, Ltd.  
111 East Wacker Drive  
Suite 2800  
Chicago, Illinois 60601



Doc#: 0731333137 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/09/2007 02:14 PM Pg: 1 of 5

Above Space for Recorder's Use Only

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of October 19, 2007 between **MISSIONARY SISTERS OF THE SACRED HEART - WESTERN PROVINCE**, an Illinois not-for-profit corporation, formerly known as **MISSIONARY SISTERS OF THE SACRED HEART - MIDWEST PROVINCE**, having an address at 2340 S. River Road, Suite 300, Des Plaines, Illinois 60018 ("**Grantor**"), to and in favor of **LAKE TOWER DEVELOPMENT, LLC**, a Delaware limited liability company, having an address at 3001 Summer Street, P.O. Box 7900, Stamford, Connecticut 06904 ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, and to its successors and assigns, **FOREVER**, all interest in and to the real estate situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and by this reference made a part hereof, including all improvements located thereon (collectively, the "**Premises**"), subject to those matters set forth on Exhibit B attached hereto and made a part hereof (the "**Permitted Exceptions**").

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, its successors and assigns forever.

Box 400-CTCC

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And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Property, it has not done or suffered to be done anything whereby the Premises hereby granted is, or may be, in any manner encumbered or charged, except for the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted 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]

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COUNTY TAX  REVENUE STAMP	<b>COOK COUNTY</b> <b>REAL ESTATE TRANSACTION TAX</b>	# 0000006717	<b>REAL ESTATE TRANSFER TAX</b>
	NOV.-8.07		0250000
			FP 103022

**MAIL TAX BILLS TO:**

Lake Tower Development, LLC  
c/o GE Asset Management Incorporated  
3001 Summer Street  
P.O. Box 7900  
Stamford, Connecticut 06904

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	<b>CITY OF CHICAGO</b>	# 0000005935	<b>REAL ESTATE TRANSFER TAX</b>
	NOV.-8.07		3750000
			FP 103023

**AFTER RECORDING RETURN TO:**

Vito M. Pacione, Esq.  
Jenner & Block LLP  
330 North Wabash Avenue  
Chicago, Illinois 60611

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

**MISSIONARY SISTERS OF THE SACRED HEART – WESTERN PROVINCE**, an Illinois not-for-profit corporation, formerly known as **MISSIONARY SISTERS OF THE SACRED HEART – MIDWEST PROVINCE**

By: Sister Roselle Santivasi  
Name: Sister Roselle Santivasi  
Title: Vice President

Exempt under provisions of Section 31-45, Paragraph (b), Real Estate Transfer Tax Act (35 ILCS 200/31, et. seq.)

**MISSIONARY SISTERS OF THE SACRED HEART – WESTERN PROVINCE**, an Illinois not-for-profit corporation, formerly known as **MISSIONARY SISTERS OF THE SACRED HEART – MIDWEST PROVINCE**

By: Sister Roselle Santivasi  
Name: Sister Roselle Santivasi  
Title: Vice-President

Date: October 19, 2007

New York  
STATE OF ~~ILLINOIS~~ )  
New York ) ss  
COUNTY OF ~~COOK~~ )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Sr. Roselle Santivasi, the Vice-President of **MISSIONARY SISTERS OF THE SACRED HEART – WESTERN PROVINCE**, an Illinois not-for-profit corporation, formerly known as **MISSIONARY SISTERS OF THE SACRED HEART – MIDWEST PROVINCE** 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 she signed and delivered the said instrument as the Director of said corporation, as her 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 19<sup>th</sup> day of October, 2007.

My Commission Expires: 9/23/2010

DORCAS ROBLES-CAMPOS  
Notary Public

1056838\_3

**DORCAS ROBLES-CAMPOS**  
Notary Public, State of New York  
No. 01RO5066380  
Qualified in New York County  
Commission Expires 9/23/2010

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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 21 AND 22, IN SUBDIVISION OF LOT 1 OF ASSESSOR'S DIVISION SUBDIVISION OF OUTLOT "B" IN WRIGHTWOOD, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 428 West Saint James Place, Chicago, Illinois

PINS: 14-28-319-029-0000 and 14-28-319-034-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. COVENANTS AND RESTRICTIONS CONTAINED IN THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JANUARY 27, 2003 AS DOCUMENT NO. 0030118216.
2. THE FOLLOWING SURVEY MATTER AS SHOWN ON PLAT OF SURVEY NUMBER N-127294 PREPARED BY NATIONAL SURVEY SERVICE, INC., LAST REVISED SEPTEMBER 21, 2007:

ENCROACHMENT OF THE CONCRETE DRIVEWAY LOCATED MAINLY ON THE PROPERTY WESTERLY AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.72 FEET.

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