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This Document Prepared By:

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After Recording Return To:

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Chicago, Illinois 60601-9703



Doc#: 0733933160 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/05/2007 02:40 PM Pg: 1 of 4

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that CITISCAPE CLARK WEBSTER LIMITED PARTNERSHIP, an Illinois limited partnership (hereinafter the "Grantor"), having its principal place of business at 230 West Superior Street, Suite 500, Chicago, Illinois 60610, for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby **GRANTS, BARGAINS AND SELLS** to OLD PRO LLC, an Illinois limited liability company (the "Grantee"), having its principal place of business at 150 North Michigan Avenue, #3610, Chicago, Illinois 60601, the land situated in the County of Cook, State of Illinois described on Exhibit A attached hereto and made a part hereof, together with all buildings and improvements located thereon and all and singular the privileges and appurtenances belonging thereto (the "Property").

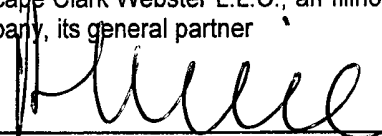
TO HAVE AND TO HOLD the Property unto the said Grantee, its successors and assigns forever.

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the 28th day of November, 2007.

CITISCAPE CLARK WEBSTER LIMITED PARTNERSHIP, an Illinois limited partnership

By: Citiscape Clark Webster L.L.C., an Illinois limited liability company, its general partner

By: 
Robert W. Berliner, Jr., a Manager

By: 
Neil D. Freeman, a Manager

Box 400-CTCC

8426002 2072

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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

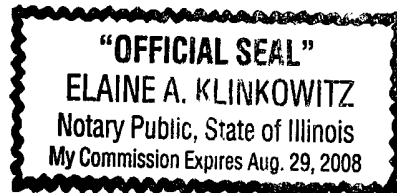
I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Robert W. Berliner, Jr., a manager of Citiscape Clark Webster L.L.C., an Illinois limited liability company, being the general partner of Citiscape Clark Webster Limited Partnership, an Illinois limited partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act and deed of said limited liability company and limited partnership, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 27th day of November, 2007.

Elaine A. Klinkowitz
Notary Public

(Seal)

My commission expires: August 29, 2008



STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

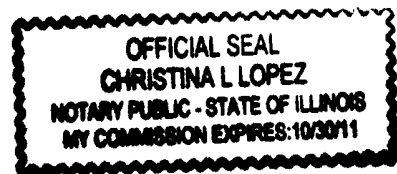
I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Neil D. Freeman, a manager of Citiscape Clark Webster L.L.C., an Illinois limited liability company, being the general partner of Citiscape Clark Webster Limited Partnership, an Illinois limited partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act and deed of said limited liability company and limited partnership, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26th day of November, 2007.

Christina L. Lopez
Notary Public

(Seal)

My commission expires: October 30, 2011



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Exhibit A

Legal Description

BLOCK 14 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS


Permanent Index Number: 14-33-203-001

Street Address: 2200-2222 North Clark Street, Chicago, Illinois

Mail subsequent tax bills to:

Old Pro LLC
150 North Michigan Avenue
#3610
Chicago, Illinois 60601


Property of Cook County Clerk's Office

STATE OF ILLINOIS	
STATE TAX	DEC.-4.07
	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

REAL ESTATE TRANSFER TAX
0800000
FP 103024

0000008806


COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX	
DEC.-4.07	
	
REVENUE STAMP	

REAL ESTATE TRANSFER TAX
0400000
FP 103022

0000006866

CITY TAX

CITY OF CHICAGO	
DEC.-4.07	
	
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

REAL ESTATE TRANSFER TAX
6000000
FP 103023

0000006078

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Exhibit B

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES AND GENERAL AND SPECIAL ASSESSMENTS ASSESSED AGAINST THE PROPERTY WHICH ARE NOT YET DUE AND PAYABLE
2. ACTS DONE OR SUFFERED TO BE DONE BY THE GRANTEE OR ANY OF THE GRANTEE'S AFFILIATES OR RELATED ENTITIES, OR ANY PERSONS CLAIMING BY, THROUGH OR UNDER THE GRANTEE OR SUCH AFFILIATES OR RELATED ENTITIES
3. SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 0021412848 AND SUBSEQUENT RELATED ORDINANCES
4. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY OTHER PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES
5. ENCROACHMENTS OF THE BUILDING LOCATED ON THE PROPERTY AND OF CANOPIES ATTACHED TO THE BUILDING, AND OF OTHER ITEMS SUCH AS VENTS, PARAPET WALLS, STONE DÉCOR, WINDOW SILLS, WINDOW AIR CONDITIONERS, AND BUSINESS SIGNS OVER AND ONTO THE PUBLIC WAYS AND THE LANDS ADJOINING THE PROPERTY BY VARIOUS AMOUNTS AS DISCLOSED BY AND NOTED ON SURVEY MADE BY MCTIGUE & SPIEWAK, INC., DATED NOVEMBER 26, 2007, NO. 00-042