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This Instrument Prepared by and After Recording Return to:

Brian A. Cohen, Esq.
DLA Piper US LLP
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601-1293



Doc#: 0735103074 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/17/2007 03:58 PM Pg: 1 of 6

Exempt under Para. E
35 ILCS 200/31-45


Date Dec 17 2007

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0735103074 NK 2007

SPECIAL WARRANTY DEED

Grantor, 318 SOUTH MICHIGAN AVENUE, L.L.C., an Illinois limited liability company, having its principal address at c/o Metropolitan Properties of Chicago, L.L.C., 30 West Monroe, Suite 810, Chicago, IL 60603, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by theses presents does REMISE, RELEASE, ALIENATE AND CONVEY to Grantee, 310 SOUTH MICHIGAN AVENUE, L.L.C., an Illinois limited liability company, having its principal address at c/o Metropolitan Properties of Chicago, L.L.C., 30 West Monroe, Suite 810, Chicago, IL 60603, forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors that it 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 it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject to all covenants, conditions, restrictions, easements, liens, mortgages and other encumbrances of record; hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SIGNATURE PAGE FOLLOWS

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IN WITNESS WHEREOF, said Grantor executes this Deed as of the 17th day of December, 2007.

318 SOUTH MICHIGAN AVENUE, L.L.C., an Illinois limited liability company

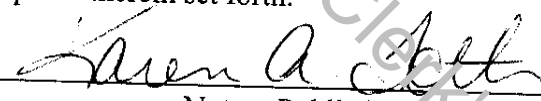
By: 310 Met Tower, L.L.C., an Illinois limited liability company, its Manager

By: 
Louis D. D'Angelo, Manager

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on the 17th day of December, 2007, by Louis D. D'Angelo, the Manager of 310 Met Tower, L.L.C., an Illinois limited liability company, which is the Manager of 318 South Michigan Avenue, L.L.C., an Illinois limited liability company, for the uses and purposes therein set forth.


Notary Public in and for the State of Illinois

"OFFICIAL SEAL"
KAREN A. TOTH
Notary Public, State of Illinois
My Commission Expires 04/15/11

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EXHIBIT A

Property Identification Numbers: 17-15-107-052-0000

Commonly Known As: 318 South Michigan Avenue, Chicago, Illinois

Send Subsequent Tax Bills To: Metropolitan Properties of Chicago, L.L.C.
30 West Monroe, Suite 810
Chicago, IL 60603

LEGAL DESCRIPTION: SEE ATTACHED

Property of Cook County Clerk's Office

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PARCEL C8-RF-A2*-A6-013:

THAT PART OF THE NORTH 53 FEET OF LOT 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF LOT 5 AFORESAID AND THE EAST LINE OF THE NORTH-SOUTH 18 FOOT PUBLIC ALLEY IN BLOCK 8 AFORESAID; THENCE NORTH 89 DEGREES 30 MINUTES 10 SECONDS EAST, ALONG SAID NORTH LINE, 4.96 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING NORTH 89 DEGREES 30 MINUTES 10 SECONDS EAST, ALONG SAID NORTH LINE, 13.71 FEET; THENCE SOUTH 0 DEGREE 01 MINUTES 34 SECONDS WEST, PARALLEL WITH THE EAST LINE AFORESAID, 0.68 FEET; THENCE SOUTH 20 DEGREES 00 MINUTES 00 SECONDS WEST, 5.76 FEET; THENCE NORTH 70 DEGREES 00 MINUTES 00 SECONDS WEST, 12.50 FEET; THENCE NORTH 0 DEGREE 01 MINUTES 34 SECONDS EAST, PARALLEL WITH THE EAST LINE AFORESAID, 1.70 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING;

SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +110.04 FEET (CHICAGO CITY DATUM) AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +113.50 FEET (CHICAGO CITY DATUM);

IN COOK COUNTY, ILLINOIS.

AREA = 52.3 SQUARE FEET OR 0.0012 ACRES.

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PARCEL C8-9-AR-A*-A6-013:

THAT PART OF THE NORTH 53 FEET OF LOT 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF LOT 5 AFORESAID AND THE EAST LINE OF THE NORTH-SOUTH 18 FOOT PUBLIC ALLEY IN BLOCK 8 AFORESAID; THENCE NORTH 89 DEGREES 30 MINUTES 10 SECONDS EAST, ALONG SAID NORTH LINE, 4.96 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING NORTH 89 DEGREES 30 MINUTES 10 SECONDS EAST, ALONG SAID NORTH LINE, 13.71 FEET; THENCE SOUTH 0 DEGREE 01 MINUTES 34 SECONDS WEST, PARALLEL WITH THE EAST LINE AFORESAID, 0.68 FEET; THENCE SOUTH 20 DEGREES 00 MINUTES 00 SECONDS WEST, 5.76 FEET; THENCE NORTH 70 DEGREES 00 MINUTES 00 SECONDS WEST, 12.50 FEET; THENCE NORTH 0 DEGREE 01 MINUTES 34 SECONDS EAST, PARALLEL WITH THE EAST LINE AFORESAID, 1.70 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING;

SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +113.50 FEET (CHICAGO CITY DATUM) AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +123.50 FEET (CHICAGO CITY DATUM);

IN COOK COUNTY, ILLINOIS.

AREA = 52.3 SQUARE FEET OR 0.0012 ACRES.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: Dec 17, 2007

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
this 17th day of December, 2007

Notary Public [Signature]



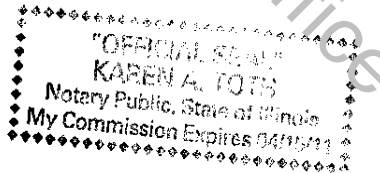
The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: December 17, 2007

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
this 17th day of Dec, 2007

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.