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WARRANTY DEED

THE GRANTOR, Teachers' Retirement System of the State of Illinois, a retirement system established pursuant to the laws of the State of Illinois, for and in consideration of Ten and no/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto TR Franklin Garage LLC, a Delaware limited liability company, forever, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 1, 2 and the East 1/4 of Lot 3 in Block 31 in the original Town of Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Subject to: general real estate taxes, covenants, conditions, and restrictions of record, building lines and easements.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-09-428-002-0000, 17-09-428-003-0000, 17-09-428-004-0000, 17-09-428-005-0000, 17-09-428-006-0000, 17-09-428-007-0000, 17-09-428-007-0000, 17-09-428-008-0000, 17-09-428-009-0000 and 17-09-428-010-0000.

Address of Real Estate: Corner of Franklin and Lake, Chicago, IL

DATED this December day of 2, 2008.

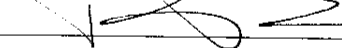


Doc#: 0904403072 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/13/2009 04:25 PM Pg: 1 of 3

Teachers' Retirement System of the State of Illinois, a retirement system created pursuant to the laws of the State of Illinois

By: Invesco Institutional (N.A.), Inc., a Delaware corporation

Its: Duly Authorized Agent and Investment advisor

By: 

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ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in the State of Illinois, DO HEREBY CERTIFY that Ron Ragsdale 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, sealed, and delivered the foregoing instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10th day of November, 2008.



Stacy Shafrank
Notary Public

This instrument was prepared by James T. Mayer, Esq., of Holland & Knight LLC, 131 South Dearborn Street, 30th Floor, Chicago, Illinois 60603.

Mail to:

James T. Mayer, Esq.
Holland & Knight LLP
131 S. Dearborn
30th Floor
Chicago, IL 60603

Send Subsequent Tax Bills To:

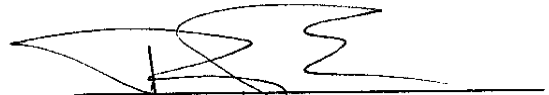
Crane and Norcross
ATTN: Mike Crane
Two North La Salle St.
200
Chicago, IL 60600

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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: ~~November~~ December 2, 2008



Teachers Retirement System of Illinois, Grantor


Subscribed and sworn to before me by the said Grantor this 2nd day of December, 2008.



Notary Public Stacy Shafraneck

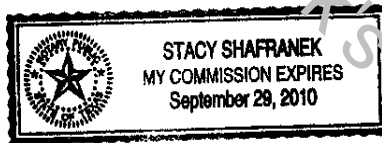
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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: ~~November~~ December 2, 2008



TR Franklin Garage, Grantee

Subscribed and sworn to before me by the said Grantee this 2nd day of December, 2008.



Notary Public Stacy Shafraneck

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, is exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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