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THIS DOCUMENT WAS PREPARED BY:

SCHIFF HARDIN LLP
233 S. Wacker Drive
Chicago, Illinois 60606
Attn: David A. Grossberg, Esq.

AFTER RECORDING, MAIL TO:

Delaware Commercial South, LLC
P.O. Box 116
Mason, MI 48854
Attn: S. Stanley Gilhool, Esq.



Doc#: 1108944140 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/30/2011 04:50 PM Pg: 1 of 6

This space is reserved for _____ Y

SPECIAL WARRANTY DEED

THAT, WALTON ON THE PARK COMMERCIAL, LLC, an Illinois limited liability company ("Grantor"), whose mailing address is 710 W. Oakdale, Chicago, IL 60657, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid to the undersigned by DELAWARE COMMERCIAL SOUTH LLC, a Michigan limited liability company ("Grantee"), whose mailing address is P.O. Box 116, Mason, MI 48854, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, BARGAINED, SOLD, AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, ALIEN, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described in EXHIBIT A attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); subject, however, to those matters described in EXHIBIT B attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

Commonly Known As: 2 West Delaware Street, Chicago, IL 60610

Property Index Number: a portion of 17-04-435-030-0000

[EXECUTION PAGE FOLLOWS]

C.F.
①

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This instrument may be signed in one or more counterparts, each of which shall be an original, but all of which together shall constitute one agreement, binding on all of the parties hereto notwithstanding that all of the parties are not signatories to the same counterpart. Each of the undersigned parties authorizes the assembly of one or more original copies of this instrument through the combination of the several executed counterpart signature pages with one or more bodies of this instrument shall constitute one original of this instrument.

EXECUTED as of this 7th day of March, 2011.

GRANTOR:

WALTON ON THE PARK COMMERCIAL, LLC,
an Illinois limited liability company

By: MFDE- State and Dearborn, LLC, an Illinois limited liability company, a manager

By: Mesirow Financial Developer Equity, LLC, an Illinois limited liability company, its member-manager

By: Mesirow Financial Real Estate, Inc., an Illinois corporation, its managing member

By: Richard A. Stein
Its: Senior Managing Director

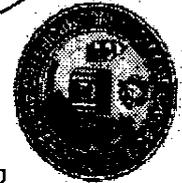
By: EDC Walton On The Park South, LLC, an Illinois limited liability company, a manager

By: EDC WALTON AND DEARBORN, LLC, an Illinois limited liability company, its managing member

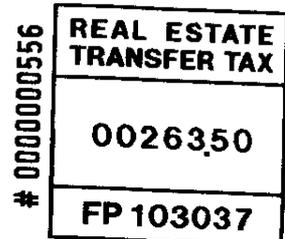
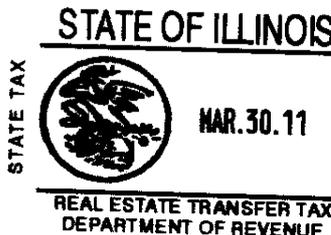
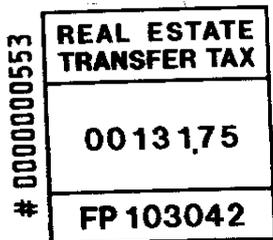
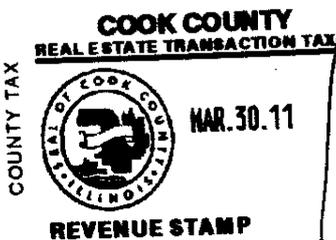
By: EDC MANAGEMENT, INC., an Illinois corporation, its manager

By: Ronald B. Shipka, Jr.
Its: President

City of Chicago
Dept. of Revenue
610405
3/30/2011 16:14
dt00764



Real Estate
Transfer
Stamp
\$2,766.75
Batch 2,636,115



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EXHIBIT A

Legal Description

LOT 2 IN WALTON ON THE PARK SOUTH SUBDIVISION RECORDED JULY 27, 2010 AS DOCUMENT NUMBER 1020834063, A RESUBDIVISION OF LOT 5 OF WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NO. 0825418053, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4 AND IN THE SOUTH FRACTIONAL 1/2 OF SECTION 3, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: a portion of the first floor of 2 West Delaware Place, Chicago, Illinois

P.I.N. a portion of 17-04-435-030-0000

Property of Cook County Clerk's Office

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EXHIBIT B

Permitted Exceptions

1. General taxes for the years 2010, 2011 and subsequent years.
2. The land lies within the boundaries of a special service area as disclosed by Ordinance recorded as Document Number 91075841 and is subject to additional taxes under the terms of said Ordinance and subsequent related Ordinances not yet due or payable.
3. Party wall obligations, if any.
4. Declaration recorded May 27, 2010 as Document Number 1014716028 and the terms and conditions thereof.
5. Declaration recorded May 11, 2010 as Document Number 1013118085 and the terms and conditions thereof.
6. Building Lines, Covenants, Conditions and Restrictions and Easements as contained in Plat of Subdivision recorded July 27, 2010 as Document Number 1020834063.

CH219710315.1

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