

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:

Brian A. Cohen, Esq. DLA Piper LLP (US) 203 North LaSalle Street Chicago, Illinois 60601

MAIL TAX BILLS TO: 318 South Michigan Avenue, L.L.C. 30 W. Monroe St., Suite 810 Chicago, Illinois 60603

EXEMPT UNDER PARA. E, 35 ILCS 200/31-5

Date: 11/13/2011



Doc#: 1115804173 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 06/07/2011 01:56 PM Pg: 1 of 5

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, METROPOLITAN TOWER II LLC a Delaware limited liability company ("Grantor"), does hereby GRANT, CONVEY, BARGAIN AND SELL to 318 SOUTH MICHIGAN AVENUE, L.L.C., an Illinois limited liability company ("Grantee"), having an address of c/o Metropolitan Properties of Chicago LLC, 30 W. Monroe Street, Suite 810, Chicago, Illinois 60603, FOREVER, the real property located in the City of Chicago, County of Cook, State of Illinois, and more particularly described in Exhibit "A" attached hereto and made a part hereof, together with, all and singular, the tenements, hereditaments, easements, rights-of-way and appurtenances belonging or in anywise appertaining to the same, subject to all covenants, conditions and restrictions of record.

AND Grantor for itself, and its successors and assigns hereby covenants with Grantee that it has not done or suffered to be done anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple subject to all covenants, conditions and restrictions of record; that Grantor has good right and lawful authority to sell and convey said real property and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by through or under Grantor, but not otherwise.

Box 400-CTCC

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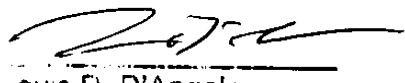
IN WITNESS WHEREOF, the undersigned hereby executes this instrument as of the 23 day of May, 2011.

GRANTOR:

METROPOLITAN TOWER II LLC,
a Delaware limited liability company

By: Metropolitan Tower II Member LLC,
an Illinois limited liability company,
its Manager

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

By: 
Louis D. D'Angelo,
its Manager

STATE OF ILLINOIS)
)
COUNTY OF COOK)

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Louis D. D'Angelo, the manager of 310 Met Tower, L.L.C., an Illinois limited liability company, which is the manager of Metropolitan Tower II Member LLC, an Illinois limited liability company, which is the manager of Metropolitan Tower II LLC, a Delaware limited liability company, 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 to me that he, being the duly authorized, signed and delivered said instrument as the free and voluntary act of said company and as his own free and voluntary act, for the uses and purposes set forth therein.

Give under my hand and Notarial Seal this 23 day of May, 2011.


Notary Public



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EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

PARKING SPACE UNITS P2-45, P2-46, P3-43, P3-44, P4-75, P4-76, P5-35, P5-36, P6-46, P6-47 AND P6-48 IN THE METROPOLITAN TOWER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE METROPOLITAN TOWER CONDOMINIUM, WHICH PLAT OF SURVEY DELINEATES PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 1 THROUGH 5 AND THE NORTH-SOUTH 10-FOOT PRIVATE ALLEY IN THE SUPERIOR COURT PARTITION OF LOT 1 IN BLOCK 8 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (SUPERIOR COURT DEGREE ENTERED APRIL 8, 1871) TOGETHER WITH LOTS 4 AND 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS' UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PERPETUAL, RECIPROCAL EASEMENT BENEFITING PARCEL 1 FOR CAISSONS TO BE CENTERED ON THE DIVIDING LINE BETWEEN LOTS 4 AND 5 IN BLOCK 8 CREATED BY AGREEMENT DATED MAY 1, 1923 BETWEEN SIMON W. STRAUS AND CHICAGO TITLE AND TRUST COMPANY, TRUSTEE UNDER TRUST NUMBER 11221 RECORDED DECEMBER 26, 1924 AS DOCUMENT NUMBER 8718964.

PARCEL 3:

PERPETUAL EASEMENT BENEFITING PARCEL 1 CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED NOVEMBER 4, 1977 AS DOCUMENT NUMBER 24180486, TO USE OIL TANKS AND RELATED PIPING LINES AND CONDUITS LOCATED IN THE CNA BUILDINGS, AS THEREIN DEFINED, FOR THE PURPOSE OF THE STORAGE OF FUEL OIL AND FOR ENTRY UPON AND FOR INGRESS AND EGRESS FOR MEN, MATERIAL AND EQUIPMENT TO THE EXTENT REASONABLY NECESSARY IN THE PERFORMANCE OF OIL TANK MAINTENANCE, AS THEREIN DEFINED.

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PARCEL 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 073510377, AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 14, 2008 AS DOCUMENT NUMBER 0804531073 AND SECOND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 29, 2008 AS DOCUMENT NUMBER 0824216033 (AS THE SAME MAY BE AMENDED FROM TIME TO TIME, THE "REA"), OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY DESCRIBED THEREIN.

ADDRESS: 310 S. Michigan Avenue, Chicago, Illinois 60604

PINs: 17-15-107-077-1127 (P2-45)
17-15-107-077-1128 (P2-46)
17-15-107-077-1166 (P3-43)
17-15-107-077-1167 (P3-44)
17-15-107-077-1228 (P4-75)
17-15-107-077-1229 (P4-76)
17-15-107-077-1261 (P5-35)
17-15-107-077-1262 (P5-36)
17-15-107-077-1300 (P6-46)
17-15-107-077-1301 (P6-47)
17-15-107-077-1302 (P6-48)

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: May 23, 2011

Metropolitan Tower II LLC, a Delaware limited liability company

By: Metropolitan Tower II Member LLC, an Illinois limited liability company, its Manager

By: 110 Met Tower, L.L.C., an Illinois limited liability company, its Manager

By: [Signature]
Louis D. D'Angelo, its Manager

Subscribed and sworn to before me this 23 day of May, 2011

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: May 23, 2011

318 South Michigan Avenue, L.L.C., an Illinois limited liability company

By: 110 Met Tower, L.L.C., an Illinois limited liability company, its Manager

By: [Signature]
Louis D. D'Angelo
Managing Member

Subscribed and sworn to before me this 23 day of May, 2011

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the contents of this instrument shall be guilty of a Class 4 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.

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