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SPECIAL WARRANTY DEED (Illinois)

THIS INDENTURE, made as of the 2nd day of January, 1990 by and between M-P JOINT VENTURE, an Illinois joint venture, party of the first part, and METROPOLITAN STRUCTURES, an Illinois general partnership, 111 East Wacker Drive, Suite 1200, Chicago, Illinois 60601, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, an undivided fifty percent (50%) interest in and to the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

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See exhibit "A" attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming or to claim the same, by through or under it, it WILL WARRANT AND DEFEND.

Anything herein to the contrary notwithstanding, the liability of Metropolitan Structures ("Structures") shall only be collected from the assets and property of Structures as an Illinois general partnership. No partner of Structures shall be individually or personally liable in respect of any claim arising or related to this Special Warranty Deed. A deficit capital account of any partner in Structures shall not be deemed an asset or property of Structures.

Permanent Real Estate Index Number(s): 17-10-304-016 &
17-10-304-019

Address(es) of real estate: 205 N. Michigan Avenue, Chicago,
Illinois 60601

This instrument was prepared by: Altheimer & Gray,
10 South Wacker Drive,
Suite 4000,
Chicago, Illinois 60606

Mail to: Send Subsequent bills to:

James H. Pinkert
c/o Altheimer & Gray
Suite 4000
10 South Wacker Drive
Chicago, Illinois 60606

South Tower Associates
111 East Wacker Drive
Suite 1200
Chicago, Illinois 60611

OR RECORDER'S OFFICE BOX NO. 6

JHP02340

BOX 304

113-8917

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I HEREBY DECLARE THAT THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 4, OF THE REAL ESTATE TRANSFER ACT. *James Pinkert*
 I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF PARAGRAPH(S) *4* OF SECTION 4.01 OF THE REAL ESTATE TRANSFER ACT. *James Pinkert*

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IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of the date first above written.

M-P JOINT VENTURE, an Illinois general partnership

By: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey corporation, a general partner

By: [Signature]
Name: Frank A. Maxson
Title: Vice President

By: METROPOLITAN STRUCTURES, an Illinois general partnership, a general partner

By: METCO PROPERTIES, an Illinois limited partnership, general partner

By: [Signature]
Name: Benjamin A. Lewis
Title: General Partner

By: BTN VENTURE, an Illinois limited partnership, a general partner

By: METROPOLITAN STRUCTURES, an Illinois general partnership, a general partner

By: METCO PROPERTIES, an Illinois limited partnership, general partner

By: [Signature]
Name: Benjamin A. Lewis
Title: General Partner

By: JMB MICHIGAN/WATER VENTURE, an Illinois limited partnership, a general partner

By: JMB REALTY CORPORATION, a Delaware corporation,

By: [Signature]
Name: [Signature]
Title: Authorized Signatory

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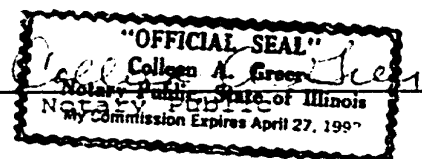
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STATE OF)
) SS
COUNTY OF)

I, COLLEEN GREER, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that FRANK A. MAXSON, personally known to me to be the VICE President of THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a corporation of the State of New Jersey, as a joint venture partner of M-P JOINT VENTURE, an Illinois joint venture, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such VICE President, appeared before me in person and acknowledged that he signed and delivered the said instrument of writing as VICE President of said Corporation, as his free and voluntary act and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 23rd day of January, A.D. 1990.



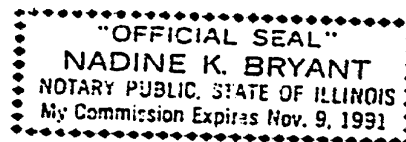
My Commission Expires: 4/27/91

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Nadine K. Bryant, Notary Public in and for the County and State aforesaid, do hereby certify that William Lewis, a general partner of METCO PROPERTIES, an Illinois limited partnership, which partnership is a general partner of METROPOLITAN STRUCTURES, an Illinois general partnership which is a joint venture partner of M-P JOINT VENTURE, an Illinois joint venture, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such general partner of said limited partnership, appeared before me 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 of said partnership for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 24th day of January, A.D. 1990.

Nadine K. Bryant
Notary Public



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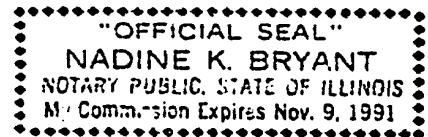
STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Nadine K. Bryant, Notary Public in and for the County and State aforesaid, do hereby certify that Benjamin Zurek, a general partner of METCO PROPERTIES, an Illinois limited partnership, which partnership is a general partner of METROPOLITAN STRUCTURES, an Illinois general partnership which is a general partner of BTN VENTURE, an Illinois limited partnership, which is a joint venture partner of M-P JOINT VENTURE, an Illinois joint venture, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such general partner of said limited partnership, appeared before me 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 of said partnership for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 24th day of January, A.D. 1990.

Nadine K. Bryant
Notary Public

My Commission Expires: Nov 9, 1991



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Nadine K. Bryant, a Notary Public in and for the County and State aforesaid, do hereby certify that Neil Calman, a President of JMB REALTY CORPORATION, an Illinois corporation, a general partner of JMB MICHIGAN/WATER VENTURE, an Illinois limited partnership, as a general partner of BTN VENTURE, an Illinois limited partnership which is a joint venture partner of M-P JOINT VENTURE, an Illinois joint venture, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Neil Calman President of said corporation, appeared before me in person and acknowledged that he signed and delivered the same instrument as his own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 24th day of January, A.D. 1990.

Nadine K. Bryant
Notary Public

My Commission Expires: Nov 9, 1991



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EXHIBIT A
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PARCEL 1:

A parcel of land, comprised of a part of each of Lots 7, 8, 9, 10 and 11 in Block 6 in the Illinois Central Railroad Company's Subdivision of Lots 1 to 6, inclusive, in Block 6 in Fort Dearborn Addition to Chicago, also of the Addition to said Block 6 and a Subdivision of Lots 1, 2, 3, 4 and 6 in Block 11 in Fort Dearborn Addition to Chicago, also of Addition to said Lots, in the Southwest Quarter of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian as per Plat recorded January 21, 1856 in Book 88 of Maps, Page 36, as Document Number 66635, in Cook County, Illinois;

Together with a part of vacated N. Beaubien Court, 50 feet wide, lying East of and adjoining said Lots 7, 8, 9, 10 and 11 in Block 6 aforesaid; and

Part of the lands lying East of and adjoining Fort Dearborn Addition to Chicago, being the whole of the Southwest Fractional Quarter of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, which parcel of land is bounded and described as follows:

Beginning on the South line of said Lot 11 in Block 6, aforesaid, at the point of intersection of said South line with the East line of the West 61.50 feet of said Lot 11, and running

Thence North along the East line of the West 61.50 feet of said Lots 11, 10, 9, 8 and 7 in Block 6, aforesaid, a distance of 100.956 feet to the point of intersection of said East line of the West 61.50 feet of Lot 7 with the Westward extension of a line 195.00 feet, measured at right angles, South from and parallel with the South line of E. Water Street, 32.00 feet wide, as said E. South Water Street was dedicated by instrument recorded in the Recorder's Office of Cook County, Illinois on the 3rd day of May, 1972, as Document Number 21989519;

Thence East along the Westward extension of said parallel line a distance of 119.706 feet to an intersection with the East line of said N. Beaubien Court vacated by Ordinance passed by the City Council of the City of Chicago on the 5th day of July, 1972, and recorded in said Recorder's Office on the 8th day of December, 1972, as Document Number 22152086;

Thence East along said line 195.00 feet, measured at right angles, South from and parallel with the South line of said E. South Water Street, 32.00 feet wide (said parallel line being perpendicular to said East line of vacated N. Beaubien Court), a distance of 164.50 feet;

Thence North along a line 164.50 feet, measured perpendicularly, East from and parallel with said East line of vacated N. Beaubien Court, and along a Northward extension thereof, a distance of 220.34 feet to an intersection with a line 20.66 feet, measured perpendicularly, South from and parallel with the centerline of said E. South Water Street, 32.00 feet wide;

Thence East along said last mentioned parallel line a distance of 76.50 feet to an intersection with the Northward extension of a line 241.00 feet, measured perpendicularly, East from and parallel with said East line of vacated N. Beaubien Court;

Thence South along said Northward extension, and along said parallel line, a distance of 323.013 feet to an intersection with the North line of Parcel "K" in "Plat of Mid-America" a Resubdivision of the Prudential and Illinois Central Subdivision (which Resubdivision was recorded in said Recorder's Office on the 20th day of November, 1957 in Book 504 of Plats at Pages 1 to 11, both inclusive, as Document Number 17069914);

Thence West along said North line of Parcel "K" a distance of 241.00 feet to the Northwest corner of said Parcel "K" (said Northwest corner of Parcel "K" being a point on said East line of vacated N. Beaubien Court);

Thence Westwardly along a straight line a distance of 50.008 feet to the Southeast corner of said Lot 11 in Block 6, aforesaid; and

Thence West along the South line of said Lot 11 in Block 6, aforesaid, a distance of 69.71 feet to the point of beginning.

Containing 53,777.76 square feet of land, more or less.

Excepting from said parcel of land that part thereof bounded and described as follows:

Beginning at that corner of said parcel of land situated on the East line of said vacated N. Beaubien Court at the Northwest corner of Parcel "K" of

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"Plat of Mid-America" aforesaid, and running

Thence Westwardly along a straight line (which if extended will intersect the West line of said vacated N. Beaubien Court at the Southeast corner of Lot 11 in Block 6, aforesaid), a distance of 8.001 feet to an intersection with a line which is 8.00 feet, measured perpendicularly, West from and parallel with said East line of vacated N. Beaubien Court;

Thence North along said parallel line a distance of 102.528 feet to an intersection with the Westward extension of said line 195.00 feet, measured perpendicularly, South from and parallel with the South line of said E. South Water Street, 92.00 feet wide;

Thence East along said extended line a distance of 8.00 feet to an intersection with said East line of vacated N. Beaubien Court; and

Thence South along said East line of vacated N. Beaubien Court, a distance of 102.673 feet to the point of beginning;

And lying below and extending downward from a horizontal plane having an elevation of 6.90 feet above Chicago City Datum.

And excepting from said Parcel of land that part thereof bounded and described as follows:

Beginning at that corner of said Parcel of land situated on the East line of said vacated N. Beaubien Court at the Northwest corner of Parcel "K" of "Plat of Mid-America", aforesaid, and running

Thence North along said East line of vacated N. Beaubien Court a distance of 102.673 feet to an intersection with said line 195.00 feet, measured perpendicularly, South from and parallel with the South line of E. South Water Street, 92.00 feet wide;

Thence East along said parallel line (said parallel line being perpendicular to said East line of vacated N. Beaubien Court), a distance of 117.882 feet;

Thence South along a line parallel with said East line of vacated N. Beaubien Court, a distance of 102.673 feet to an intersection with the North line of said Parcel "K" in "Plat of Mid-America", aforesaid; and

Thence West along said North line of Parcel "K" a distance of 117.882 feet to the point of beginning;

And lying below, and extending downward from, an inclined plane rising from an elevation of 10.50 feet above Chicago City Datum along said North line of Parcel "K" to an elevation of 10.83 feet above Chicago City Datum, along said line which is 195.00 feet, measured perpendicularly, South from and parallel with said South line of E. South Water Street, 92.00 feet wide;

And excepting from said Parcel of land that part thereof (heretofore dedicated for E. South Water Street) bounded and described as follows:

Beginning at that corner of said parcel of land which is 164.50 feet, measured perpendicularly, East from a Northward extension of the East line of vacated N. Beaubien Court, and 20.66 feet, measured perpendicularly, South from the centerline of said E. South Water Street, 92.00 feet wide, and running

Thence East along a line 20.66 feet, measured perpendicularly, South from and parallel with the centerline of E. South Water Street, 92.00 feet wide, a distance of 76.50 feet to an intersection with the Northward extension of a line 241.00 feet, measured perpendicularly, East from and parallel with said East line of vacated N. Beaubien Court;

Thence South along said Northward extension and along said parallel line, a distance of 25.34 feet to an intersection with the South line of said E. South Water Street;

Thence West along said South line of E. South Water Street a distance of 76.50 feet to an intersection with a line 164.50 feet, measured perpendicularly, East from and parallel with said East line of vacated N. Beaubien Court; and

Thence North along said parallel line, and along a Northward extension thereof, a distance of 25.34 feet to the point of beginning;

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and lying below and extending downward from the inclined planes establishing the upper limits of the land, property, and space dedicated for E. South Water Street, 32.00 feet wide.

PARCEL 2:

Perpetual right and easement for the benefit of Parcel 1 to construct, maintain and repair caissons, columns and other necessary supports in that part of the land under the West 117.882 feet of the East 241 feet of Parcel 1 for buildings to be constructed upon said Parcel 1 and adjoining property as created by Easement Agreement between Illinois Central Gulf Railroad Company, a corporation of Delaware, and American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust No. 75802, dated October 7, 1976 and recorded October 7, 1976 as Document Number 23665779 and as amended by Amendment dated October 6, 1977 and recorded October 11, 1977 as Document Number 24141634 and as amended by Amendment dated February 2, 1982 and recorded as document number 26133432.

PARCEL 3:

Perpetual right and easement for the benefit of Parcel 1 to place, maintain and repair (and to replace if destroyed) the structure, foundations and supports at the approximate locations within dedicated East South Water Street as shown and described on Sheet 2 of Plat of Dedication dated April 14, 1972 made by Illinois Central Railroad Company, recorded May 3, 1972 as Document Number 21889519, as:

(1) Reserved in Plat of Dedication recorded as Document Number 21889519; and

(2) Conveyed by Deed dated October 7, 1976 and recorded October 7, 1976 as Document Number 23665777 made by Illinois Central Gulf Railroad Company, a Corporation of Delaware, to American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust No. 75802; and

(3) Conveyed by Deed dated October 6, 1977 and recorded October 11, 1977 as Document Number 24141633, made by Illinois Central Gulf Railroad Company to American National Bank and Trust Company of Chicago, as Trustee under Trust No. 75802, in Cook County, Illinois.

PARCEL 4:

Perpetual right and easement for the benefit of Parcel 1 created by Trustee's Deed dated July 5, 1972 and recorded December 3, 1972 as Document Number 22152107, made by American National Bank and Trust Company of Chicago, not personally, but as Trustee under the provisions of Deeds in Trust duly recorded and delivered to said Trustee in pursuance of certain Trust Agreements, Trust Numbers 30316, 75802 and 75906, respectively, to Illinois Central Railroad Company for the perpetual right to construct, maintain and repair supporting columns, caissons and beams for building or buildings in that part of the following described real estate lying South of the North line of said Parcel 1:

All of the land, property and space in that part of North Beaubien Court, a vacated street, 50 feet wide (formerly known as Central Avenue), as shown on the plat of the Subdivision of Lots 1 to 6, both inclusive, in Block 6, in Fort Dearborn Addition to Chicago, also of Addition to said Block 6, and Subdivision of Lots 1, 2, 3, 4 and 5 in Block 11 in Fort Dearborn Addition to Chicago, also of Addition to said Lots, which plat was recorded January 21, 1856 in Book 98 of Maps, Page 36 as Document Number 66635, in Cook County, Illinois, which is bounded and described as follows:

Beginning on the East line of said North Beaubien Court, at the Northwest corner of Parcel "A" as shown and described on the Plat titled "Plat of Mid-America", a resubdivision of the Prudential and Illinois Central Subdivision (which plat was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on November 20, 1957 as Document Number 17069914); and running thence Westwardly along a straight line (which if extended, will intersect the West line of said North Beaubien Court, at the Southeast corner of Lot 11 in Block 6 in said Subdivision of Lots in Blocks 6 and 11, in Fort Dearborn Addition to Chicago), a distance of 8.001 feet to an intersection with a line which is 8.00 feet, measured perpendicularly, West from and parallel with said East line of North Beaubien Court; thence North along said parallel line, a distance of 310.626 feet to an intersection with the South line, extended East, of East South Water Street, 66 feet wide, as said East South Water Street is located in Fort Dearborn Addition to Chicago; thence East along said Eastward extension of the

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South line of East South Water Street, a distance of 9.00 feet to an intersection with said East line of North Beaubien ; and thence South along said East line of North Beaubien Court, a distance of 310.671 feet to the point of beginning, and which lies below and extends downward from a horizontal plane having an elevation of 6.90 feet above Chicago City Datum.

PARCEL 5:

Perpetual rights and easement as created by Boulevard Towers Easements, Reservations, Covenants and Restrictions by and among American National Bank and Trust Company of Chicago, as Trustee under Trust No. 46448, American National Bank and Trust Company of Chicago, as Trustee under Trust No. 55461, and American National Bank and Trust Company of Chicago, as Trustee under Trust No. 75802, dated June 13, 1963 and recorded June 29, 1963 as Document Number 26665607 and as amended by Amendment of Boulevard Towers Easements, Reservations, Covenants and Restrictions dated October 16, 1986 recorded October 24, 1986 as Document Number 86496543.

PARCEL 6:

Perpetual right and easement for the benefit of Parcel 1, created by Slab Support Easement dated November 15, 1979 and recorded December 5, 1979 as Document Number 25268635, made by Metropolitan Two Illinois Center in favor of American National Bank and Trust Company of Chicago, as Trustee under Trust No. 75802, to utilize certain structures or property described therein to support structures on Parcel 1.

PARCEL 7:

Reciprocal easements and rights for the benefit of Parcel 1 to use the concourse level of "Two Illinois Center" as created by Reciprocal Easement Agreement by and between Metropolitan Two Illinois Center and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated June 11, 1971 known as Trust No. 75802, and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated September 1, 1979 known as Trust No. 46448, dated February 2, 1982 and recorded February 3, 1982 as Document Number 26133433, in Cook County, Illinois.

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