

THIS INSTRUMENT PREPARED
BY AND AFTER RECORDING
SHOULD BE RETURNED TO:

Joel E. Resnick, Esq.
Katz, Randall & Weinberg
333 West Wacker Drive,
Suite 1800
Chicago, IL 60606



SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 29th day of September, 1997, by and between WINDY POINT L.L.C., an Illinois limited liability company (hereinafter referred to as "Grantor"), and FRANGE LINE L.L.C., an Illinois limited liability company, having an address of 20 North Wacker Drive, Suit 1500, Chicago, Illinois 60606 (hereinafter referred to as "Grantee").

WITNESSETH:

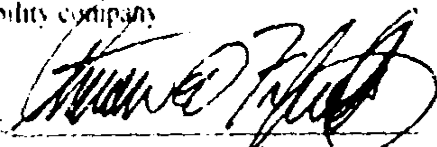
THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, sell and convey, without warranty or recourse of any kind other than as provided herein, unto the said Grantee, its successors and assigns, an undivided twenty five and three thousand four hundred eighty eight ten thousandths (25.3488%) interest in the lots, tracts or parcels of land lying, being and situated in the City of Chicago, County of Cook, State of Illinois, and described on Exhibit A attached hereto and incorporated herein by reference, subject to the matters set forth on Exhibit E attached hereto and incorporated herein by reference.

Lawyers Title Insurance Corporation 97-06955 7075 PM

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor other than as set forth on Exhibit B attached hereto; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto said Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all person claiming by, under or through Grantor.

IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed the day and year first above written.

WINDY POINT L.L.C., an Illinois limited liability company

By: 
Steven D. Fiheld, Manager

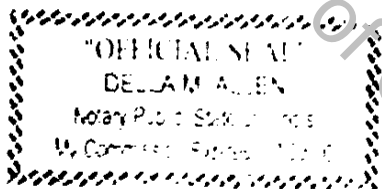
STATE OF ILLINOIS

SS

COUNTY OF COOK

I, Della M. Allen, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Steven D. Fifield, personally known to me to be the Manager of Windy Point L.L.C., an Illinois limited liability company, whose name is subscribed to the within Instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said Instrument as Manager of said Company as his free and voluntary act and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this 21st day of September, 1997.



Della M. Allen
Notary Public

Exempt under provisions of Paragraph 2, Section 4,
Real Estate Transfer Tax Act.

10/1/97

[Signature]
Date

[Signature]
Buyer, Seller or Representative

Cook County Clerk's Office

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1

LOTS 2, 2A, 2B, 3, 3A, 3B, 3C, 3- 3E, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3P, 3V, 3Z, 3AA, 3BB, 3CC, 3L(W), 3L(E), 4A, 4B, 4C, 4D, 4E, 7*, 3C*, 3D*, 3N*, 3P*, 3Q*, 3R*, 3S*, 3T*, 3U*, 3V*, 3W*, 3X*, 3Y*, 3BB*, 3CC*, 3DD* AND 4* IN THE PLAT OF SUBDIVISION DATED FEBRUARY 7, 1996, PREPARED BY NATIONAL SURVEY SERVICE, INC. CAPTIONED CIVIC OPERA BUILDING SUBDIVISION, AND RECORDED APRIL 15, 1996, WITH THE COOK COUNTY RECORDERS OFFICE AS DOCUMENT 96280660 BEING A SUBDIVISION OF THE FOLLOWING PROPERTY:

LOTS 1 AND 2 IN COUNTY CLERK'S DIVISION OF BLOCK 52, ORIGINAL TOWN AND WHARFING PRIVILEGES ACCORDING TO THE MAP THEREOF RECORDED MAY 10, 1878 IN BOOK 13 OF PLATS, AT PAGE 40, IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, EXCEPT THAT PART LYING WEST OF THE WESTERLY LINE OF THE PROPERTY CONVEYED BY DEED RECORDED AUGUST 2, 1913, AS DOCUMENT 5237569 (SAID LINE ALSO BEING THE WESTERLY FACE OF THE DOCK OR WHARF ON THE EAST BANK OF THE CHICAGO RIVER AS SHOWN ON SURVEY MADE BY THE CITY OF CHICAGO BUREAU OF SURVEYS DATED JUNE 18, 1913) IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO DESCRIBED AS ALL THAT TRACT OF LAND BOUNDED ON THE EAST BY WACKER DRIVE, ON THE SOUTH BY MADISON STREET, ON THE WEST BY THE CHICAGO RIVER AND ON THE NORTHEBY WASHINGTON STREET, IN THE CITY OF CHICAGO, IN COOK COUNTY, ILLINOIS

THAT PART OF THE FACADE AS WAS EXCEPTED FROM THE LOTS CONVEYED TO LYRIC OPERA OF CHICAGO BY DEED DATED FEBRUARY 2, 1996, RECORDED APRIL 15, 1996 AS DOCUMENT NO. 96280661 WITH SAID RECORDER'S OFFICE WHICH WHEN TAKEN TOGETHER WITH THE LOTS SET FORTH ABOVE CONSTITUTES THE ENTIRE FACADE, WITH "FACADE" BEING AS DEFINED IN THE EASEMENT AND OPERATING AGREEMENT RECORDED APRIL 15, 1996 AS DOCUMENT 93277677, AS AMENDED TO DATE.

PARCEL 2

EASEMENTS AND OTHER RIGHTS FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSES MORE FULLY DESCRIBED IN THE EASEMENT AND OPERATING AGREEMENT RECORDED APRIL 15, 1993 AS DOCUMENT 93277677 MADE BY LYRIC OPERA OF CHICAGO TO THE TRAVELERS INSURANCE COMPANY, OVER, UPON, ACROSS, AND WITHIN PORTIONS OF THE "THEATER PROPERTY" AS DEFINED AND DESCRIBED IN SAID EASEMENT AND OPERATING AGREEMENT, AS AMENDED BY FIRST AMENDMENT TO EASEMENT AND OPERATING AGREEMENT DATED FEBRUARY 29, 1996 AND RECORDED MARCH 1, 1996 AS DOCUMENT 96161903 MADE BY AND BETWEEN LYRIC OPERA OF CHICAGO AND WINDY POINT L.L.C., AND AS FURTHER AMENDED BY SECOND AMENDMENT TO EASEMENT AND OPERATING AGREEMENT DATED SEPTEMBER 29, 1997 TO BE RECORDED HEREWITH.

PIN: 17-09-452-001
Address: 20 N. Wacker Drive
Chicago, IL 60606

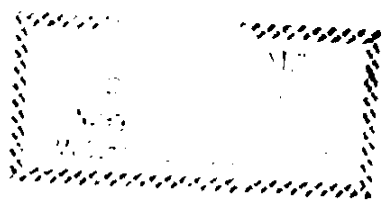
STATEMENT BY GRANTOR AND GRANTEE

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 the 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 Sept 24, 1997

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____ this 24 day of _____, 1997.



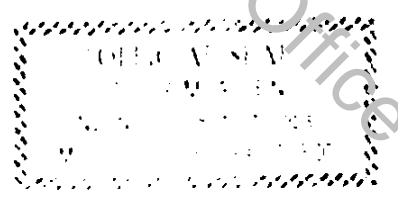
Notary Public: _____

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 Sept 24, 1997

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 24 day of _____, 1997.



Notary Public: _____

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)