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SPECIAL WARRANTY DEED

97027137

THE GRANTOR, Waikiki Beachcomber Investment Company, a Hawaii general partnership, whose address is 810 Richards Street, Suite 1000, Honolulu, Hawaii 96813,

of the City of Honolulu, County of Honolulu, State of Illinois, for and in consideration of (\$10.00) TEN AND NO/100-----DOLLARS, and other valuable consideration in hand paid,

. DEPT-01 RECORDING \$33.00
. T#0012 TRAN 3708 01/13/97 15:13:00
. #9518 RC *-97-027137
. COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

CONVEYS and **WARRANTS** to Jay H. Shidler, an individual, 810 Richards Street, Suite 1000, Honolulu, Hawaii 96813, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

a 18.25 percent undivided fee-simple interest, to be held as a tenant in common with others, in the property described in Exhibit A attached hereto and incorporated by this reference (the "Property");

Subject to all matters of record.

Permanent Real Estate Index Number(s): 17-09-427-003-0000, 17-09-427-004-0000

33⁰⁰ m

Address(es) of Real Estate: 150 North Wacker Drive, Chicago, Illinois 60606

DATED this 31st day of December, 1996

Exempt under the provisions of 35 ILCS 200/31-45, Paragraph (L); Cook County Real Property Transfer Tax Ordinance, Section 6, Paragraph M; and Chicago Real Property Transfer Tax Ordinance, Section 3-33-060, Paragraph M

12-31-96

Date

Buyer, Seller or Representative

[Remainder of page intentionally left blank]

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IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed on the date above written.

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

Waikiki Beachcomber Investment Company, a Hawaii general
partnership

By: SEE ATTACHED
James C. Reynolds, its general partner

By: SEE ATTACHED
Jay H. Shidler, its general partner

By: Shidler Executive Partners 2, a Hawaii limited partnership, its general partner

By: SEE ATTACHED
Jay H. Shidler, its general partner

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Waikiki Beachcomber Investment Company,
a Hawaii general partnership

By: 
James C. Reynolds, its general partner

By: _____
Jay H. Shidler, its general partner

By: Shidler Executive Partners 2, a Hawaii
limited partnership, its general partner

By: _____
Jay H. Shidler, its general partner

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Waikiki Beachcomber Investment Company,
a Hawaii general partnership

By: _____
James C. Reynolds, its general partner

By: _____
Jay II. Shidler, its general partner

By: Shidler Executive Partners 2, a Hawaii
limited partnership, its general partner

By: _____
Jay II. Shidler, its general partner

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public for and for in said County, in the State aforesaid, DO HEREBY CERTIFY that James C. Reynolds, personally known to me to be a general partner of Waikiki Beachcomber Investment Company, a Hawaii general partnership, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth,

Given under my hand and official seal, this 31st day of December, 1996.

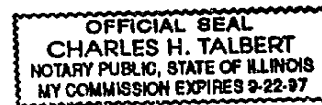
Commission expires: Sept. 22, 1997 Charles H. Talbert
Notary Public



State of Illinois, County of Cook ss. I, the undersigned, a Notary Public for and for in said County, in the State aforesaid, DO HEREBY CERTIFY that Jay H. Shidler, personally known to me to be a general partner of Waikiki Beachcomber Investment Company, a Hawaii general partnership, and the general partner of Shidler Executive Partners 2, a Hawaii limited partnership, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said entities, for the uses and purposes therein set forth,

Given under my hand and official seal, this 31st day of December, 1996.

Commission expires: Sept. 22, 1997 Charles H. Talbert
Notary Public



This instrument was prepared by: Barack, Ferrazzano, Kirschbaum & Perlman, 333 West Wacker Drive, Suite 2700, Chicago, Illinois 60606

After Recording, Please Return To:

Suzanne Bessette-Smith, Esq.
Barack, Ferrazzano, Kirschbaum & Perlman
333 West Wacker Drive
Suite 2700
Chicago, Illinois 60606

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BOX 333-CTI

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EXHIBIT A

Legal Description

Parcel 1:

The South $\frac{1}{2}$ of Wharfing Lots 29, 30 and 31 (except that portion of said Lot 29 condemned and taken for widening North Market Street) as laid out by plat by Asa F. Bradley dated February 11, 1848 and recorded February 11, 1848, in Book 29 of Maps, Page 1, in the original Town of Chicago, Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The South $\frac{1}{2}$ of the North $\frac{1}{2}$ of Wharfing Lots 29, 30 and 31 (except that portion of said Lot 29 condemned and taken for widening North Market Street) as laid out by plat by Asa F. Bradley dated February 11, 1848 and recorded February 11, 1848, in Book 29 of Maps, Page 1 in the original Town of Chicago, Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 150 North Wacker Drive
Chicago, Illinois

PIN: 17-09-427-003-0000
17-09-427-004-0000

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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: 12-31, 1996

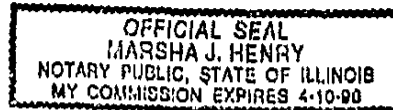
Signature: _____
Grantor or Agent

Subscribed and sworn to before
me by the said

this 31st day of December,

1996

Notary Public Marsha J. Henry



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: 12-31, 1996

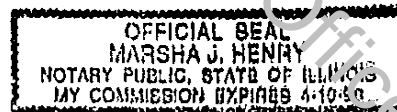
Signature: _____
Grantee or Agent

Subscribed and sworn to before
me by the said

this 31st day of December,

1996

Notary Public Marsha J. Henry



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.)

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