

PREPARED BY, AND
AFTER RECORDING,
RETURN TO:

Mara Shapiro Smith
Mayer, Brown & Platt
190 South LaSalle Street
Chicago, Illinois 60603

7723253 DLMS

Property of Cook County Office

10

SPECIAL WARRANTY DEED

THIS INDENTURE made this 19th day of May, 1998, between RREEF MA-III 645 N. MICHIGAN AVENUE, INC., a Delaware corporation ("Grantor"), whose principal place of business is 875 North Michigan Avenue, Suite 4100, Chicago, Illinois 60611, and CITY CENTER RETAIL TRUST, a Maryland real estate investment trust, located at 10 South LaSalle Street, Suite 3700, Chicago, Illinois 60603, ("Grantee"),

WITNESSETH, that the Grantor, in consideration of Ten and No/100ths dollars, in lawful money of the United States, paid by Grantee, and other good and valuable consideration, does hereby grant and release unto Grantee, and the successors and assigns of Grantee forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereof erected, situated, lying and being in the City of Chicago, Cook County, Illinois, more particularly described on Exhibit A attached hereto and made a part hereof, for all purposes, together with all improvements and fixtures situated hereon (collectively the "Property"); subject, however, to those matters more particularly described in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular and servitudes, easements, rights, appurtenances and hereditaments pertaining thereto in anywise belonging, including all of Grantor's right, title and interest in and to alleys, easements and rights-of-way abutting or adjoining the Property and all fixtures owned by Grantor on the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, 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.

The obligations of Grantor contained herein are intended to be binding only on the property of the Grantor and shall not be personally binding upon, nor shall any resort be had to the private properties of, any of the shareholders, directors, officers, employees or agents of Grantor, or any

BOX 333-CTI

affiliates thereof, or any trustees, investment managers, any general partners thereof, or any employees or agents of the trustees or investment managers.

IN WITNESS WHEREOF, the Grantor has duly executed this deed the day and year first above written.

RREEF MA-III 645 N. MICHIGAN AVENUE, INC., a Delaware corporation

By: [Signature]
Name: John R. Turney
Title: Vice President

342745-2

Property of Cook County Clerk's Office

278,253.44

H.B.S.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

999 00

999 00

999 00

999 00

999 00

999 00

999 00

999 00

999 00

999 00

Property of Cook County Clerk's Office

98420357

Page 5 of 10

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County in the State aforesaid, DOES HEREBY CERTIFY that John R. Turney, Vice-President of RREEF MA-III 645 N. MICHIGAN AVENUE, INC., who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as authorized representative, appeared before me this day in person and acknowledged that he, being duly authorized, signed, sealed and delivered the said instrument as his 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 17th day of May, 1998.

Laura S. James
Notary Public

My Commission Expires:

May 27, 1999

NOTARIAL SEAL
Laura S. James
Notary Public, State of Illinois
My Commission Exp. 05/27/2000

Property of Cook County Clerk's Office

EXHIBIT A

LEGAL DESCRIPTION

THE WEST 200.00 FEET OF THE NORTH HALF (1/2) OF BLOCK 33 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE SOUTH 9.00 FEET THEREOF USED AS A PUBLIC ALLEY) IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 645 NORTH MICHIGAN AVENUE
CHICAGO, ILLINOIS

P.I.N.: 17-10-114-017-0000

Property of Cook County Clerk's Office

EXHIBIT B

PERMITTED EXCEPTIONS

1. The lien for general real estate taxes not yet due and payable.
2. Party wall and party wall rights on the east line of the land as disclosed by agreement recorded as Document No. 118071.
3. Lease made by RREEF MA-III 645 North Michigan Avenue, Inc. to TGI Friday's Inc., a New York corporation dated October 30, 1989, a memorandum of which was recorded November 13, 1989 as Document Nos. 89539973 and 89588970, demising the land for a term of years beginning Commencement Date and ending 10 years after first day of the month next following Commencement Date with options to extend for 2 terms of 10 years each, and all rights thereunder of, and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through, or under said Lessee.
4. Terms and provisions of an option to lease Suite 234 in the building on the land in favor of Ermenegildo Zegna Corporation, as contained in instrument recorded August 5, 1997 as Document No. 97568224.
5. The land lies within the boundaries of a Special Service Area as disclosed by ordinance recorded as Document No. 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances. Note: no special assessments are currently due under said ordinance.
6. Rights of tenants as tenants only under existing unrecorded leases, none with an option to purchase, as follows:

Salvatore Ferragamo (S-Fer International, Inc.)
 TGI Friday's (Store 168)
 S. Gerber Inc.
 S. Gerber - Storage/Workshop
 Alphagraphics Printshop (255 Graphics, Inc.)
 R.S. Johnson International Gallery, Inc.
 Goldin Jewelers, Inc.
 J. Crockrom Advertising
 Drs. Wilkerson and Roque
 Assessment Systems Inc.
 Barbara's Skin Care
 Dr. Howard Alt
 Vein Clinics of America
 Cardiac Arrhythmia Center

Saito, Inc.
Regency Resources Ltd.
Ceilular One
Northwestern University - Retina
Franklin H. Associates Inc.
Northwestern Medical Facility
Rosin Optical
H & E Partnership
Archdiocese of Chicago
Powell-Kleinschmidt, Inc.
Harold Vogel, Inc.
Ermenegildo Zegna Corporation
Chris Ruys Communications
Schoengart Associates, Inc.
PIMS Chicago, Inc.
Paris Sejour Reservation
Strategic Decisions, Inc.
Worthington Gallery
AAA Office Services
Drs. Levoll, Greene, Zuehlke and Edgar
Dr. Ariel David
Egyptian Tourist Authority
Quaid Advertising, Inc.
HAB Associates, Inc.
Northwestern University Pediatric Oncology
Alper & Alper
Tedesco Analytics, Inc.
Radio Daze/Clay Jones Group
Office of the Building
Warner Brothers
Northwestern University Neurology
Northwestern University Physical Therapy

7. Encroachment of canopies attached to the building onto the public property north and adjoining by an undisclosed amount as disclosed on the plat of survey prepared by James, Schaeffer & Schimming, Inc. dated March 26, 1998 number 98-1957 'D'.