



98893829

SPECIAL WARRANTY DEED

7740462 D2, AEM
1076

THIS INDENTURE, made this 28th day of September, 1998, between INVESTMENT PROPERTIES ASSOCIATES, a New York limited partnership, as party of the first part, and ONE NORTH DEARBORN INC., a Delaware corporation, as Trustee for ONE NORTH DEARBORN TRUST, a Delaware Business Trust, 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 and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority granted by all partners of said party of the first part, by these presents does hereby GRANT, BARGAIN and SELL REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto.

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, it successors 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 successors and assigns, that it has not done or suffered to be done, anything whereby its interest in the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that its interest in the said premises, against all persons claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND forever.

Permanent Real Estate Index Number(s): 17-09-464-001 through 010
Address(es) of real estate: 1 North Dearborn Street, Chicago, Illinois

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IN WITNESS WHEREOF, said party of the first part has caused these presents to be executed, the day and year first above written.

INVESTMENT PROPERTIES ASSOCIATES, L.P.,
a New York limited partnership

By: Irving Schneider
Irving Schneider, General Partner

By: Minlyn, Inc., General Partner

By: Irving Schneider
Irving Schneider, President

By: ScogBell AG, Inc. a New York Corporation
(formerly known as Helmsley-Noyes. Company,
Inc., General Partner

By: Olson Siegel
(Name) (Title)
Olson Siegel, Vice President

This instrument was prepared by and when recorded return to Patrick A. McCartney,
Emmet, Marvin & Martin, LLP, 120 Broadway, New York, New York 10271.

Send subsequent tax bills to:

MIGLIN BEITLER MANAGEMENT
CORP.
181 W. Madison Street
Suite 3900
Chicago IL 60602
Attn: Comptroller

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RECORDED
#341 722-50

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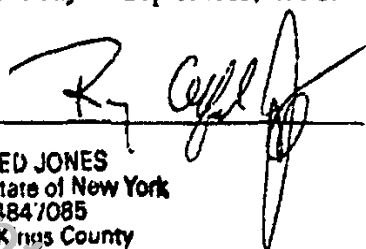
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STATE OF NEW YORK)
) ss.
COUNTY OF NEW YORK)

I, Ray Alfred Jones, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Irving Schneider, personally known to me to be a General Partner of Investment Properties Associates and the President of Minlyn, Inc., a New York Corporation, and GLEN SIEGEL, President of ScogBell AG, Inc., a New York Corporation, general partners of Investment Properties Associates, a New York limited partnership and 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 that they signed as their free and voluntary act, and as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 28th day of September, 1998.



RAY ALFRED JONES
Notary Public, State of New York
No. 214847085
Qualified in Kings County
Commission Expires 02-28-2000

Clerk's Office

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CHICAGO TITLE INSURANCE COMPANY
LOAN POLICY (1992)
SCHEDULE A (CONTINUED)

98893829

POLICY NO.: 1401 007740462 D2

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 11, 12, 13, 14 AND 15 IN THE SUBDIVISION OF LOT 5 IN BLOCK 58 IN THE ORIGINAL TOWN OF CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN THE SUBDIVISION OF LOT 8 AND OF THE EAST 30 FEET OF LOT 7 IN BLOCK 58 IN THE ORIGINAL TOWN OF CHICAGO, TOGETHER WITH A STRIP OF LAND LYING BETWEEN THE EAST LINE OF SAID LOT 8 AND THE WEST LINE OF STATE STREET AS FIXED BY ACT OF GENERAL ASSEMBLY OF THE STATE OF ILLINOIS APPROVED MARCH 3, 1845 AS APPEARS FOR THE PLAT THEREOF RECORDED JANUARY 26, 1872 IN BOOK 1 OF PLATS, PAGE 20 IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 3 IN THE SUBDIVISION OF LOT 8 AND OF THE EAST 30 FEET OF LOT 7 IN BLOCK 58 IN THE ORIGINAL TOWN OF CHICAGO, TOGETHER WITH A STRIP OF LAND LYING BETWEEN THE EAST LINE OF SAID LOT 8 AND THE WEST LINE OF STATE STREET AS FIXED BY ACT OF GENERAL ASSEMBLY OF THE STATE OF ILLINOIS APPROVED MARCH 3, 1845 AS APPEARS FROM THE PLAT THEREOF RECORDED JANUARY 26, 1872 IN BOOK 1 OF PLATS, PAGE 20 IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PORTION OF THE WEST 10 FEET OF THE EAST 30 FEET OF LOT 7 IN BLOCK 58 IN THE ORIGINAL TOWN OF CHICAGO LYING WEST AND ADJOINING LOTS 2 AND 3 IN THE SUBDIVISION OF LOT 8 AND OF THE EAST 30 FEET OF LOT 7 AFORESAID IN COOK COUNTY, ILLINOIS IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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CHICAGO TITLE INSURANCE COMPANY

LOAN POLICY (1992)

98893829

SCHEDULE A (CONTINUED)

POLICY NO.: 1401 007740462 02

PARCEL 5

LOT 1 IN THE SUBDIVISION OF LOT 8 AND OF THE EAST 30 FEET OF LOT 7 IN BLOCK 58 IN THE ORIGINAL TOWN OF CHICAGO, TOGETHER WITH A STRIP OF LAND LYING BETWEEN THE EAST LINE OF SAID LOT 9 AND THE WEST LINE OF STATE STREET (AS FIXED BY AN ACT OF THE GENERAL ASSEMBLY OF THE STATE OF ILLINOIS APPROVED MARCH 3, 1845) AS APPEARS FROM PLAN THEREOF RECORDED JANUARY 26, 1872 IN BOOK 1 OF PLATS, PAGE 20, IN COOK COUNTY, ILLINOIS.

PARCEL 6

THAT PART OF THE 25 FOOT ALLEY LYING WEST OF AND ADJOINING LOT 1 IN PARCEL 6, IN COOK COUNTY, ILLINOIS.

Property Address: 1 N. Dearborn, Chicago ILLINOIS

pin numbers:

17-09-464-001

17-09-464-002

17-09-464-003

17-09-464-006

17-09-464-007

17-09-464-008

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

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98893829

105923
 Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP SEP 30 '98
 PB. 11425
 \$22,781.50
 XXXXXXXX
 TWENTY TWO THOUSAND SEVEN HUNDRED EIGHTY ONE & 50/100

105923
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 OCT 2 '98
 DEPT. OF REVENUE
 999.00

105925
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 OCT 2 '98
 DEPT. OF REVENUE
 999.00

105922
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 OCT 2 '98
 DEPT. OF REVENUE
 999.00

105934
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 OCT 2 '98
 DEPT. OF REVENUE
 999.00

105935
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 OCT 2 '98
 DEPT. OF REVENUE
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105937
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 OCT 2 '98
 DEPT. OF REVENUE
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105941
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 OCT 2 '98
 DEPT. OF REVENUE
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105936
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 REAL ESTATE TRANSFER TAX
 OCT 2 '98
 DEPT. OF REVENUE
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105938
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 OCT 2 '98
 DEPT. OF REVENUE
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 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 OCT 2 '98
 DEPT. OF REVENUE
 999.00

105940
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 OCT 2 '98
 DEPT. OF REVENUE
 999.00

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98893829

98893829

105942



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE 999.00

PB 11262

10594



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE 999.00

PB 11262

105546



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE 999.00

PB 11262

105947



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE 999.00

PB 11262

105944



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE 999.00

PB 11262

105945



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE 999.00

PB 11262

105926



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE 999.00

PB 11262

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE 999.00

PB 11262

105932



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE 999.00

PB 11262

105933



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE 999.00

PB 11262

105943

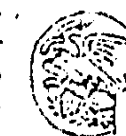


STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE 608.00

PB 11262

105948




STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE 999.00

PB 11262

105924




STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE

999.00

P.B. 11262

105929




STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE

999.00

P.B. 11262

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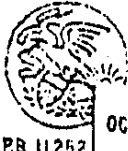
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OCT 2 '98 DEPT. OF REVENUE

999.00

P.B. 11262

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STATE OF ILLINOIS
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OCT 2 '98 DEPT. OF REVENUE

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P.B. 11262

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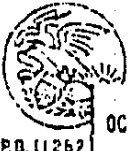
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OCT 2 '98 DEPT. OF REVENUE

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P.B. 11262

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE

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P.B. 11262

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE

999.00

P.B. 11262

105917




STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE

999.00

P.B. 11262

105918




STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE

999.00

P.B. 11262

105919




STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE

999.00

P.B. 11262

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE

999.00

P.B. 11262

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

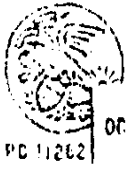
OCT 2 '98 DEPT. OF REVENUE

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE 999.00

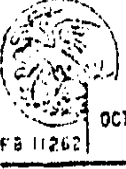
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STATE OF ILLINOIS
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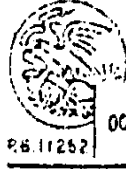
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STATE OF ILLINOIS
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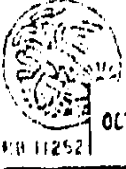
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

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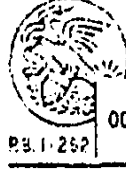
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE 999.00

105909



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE 999.00

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE 999.00

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE 999.00

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE 999.00

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE 999.00

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT 2 '98 DEPT. OF REVENUE 999.00

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