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WARRANTY DEED



Doc#: 0820429057 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/22/2008 02:34 PM Pg: 1 of 5

This document prepared by:

Alan B. Roth
Wildman Harrold Allen & Dixon
225 West Wacker
Chicago, Illinois 60606

When recorded mail to:

Douglas L. Noren
Katten Muchin Rosenman LLP
525 West Monroe Street
Chicago, Illinois 60661



SOMERSET -1, LLC, a Delaware limited liability company and GBL -1, LLC, a Delaware limited liability company, both having an address of c/o The Cornerstone Group, 1101 West Lake Street, Chicago, Illinois 60607 (collectively "Grantor"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby convey and warrant to **CATALYST 123 LLC, an Illinois limited liability company**, having an address of 500 North Dearborn, Suite 605, Chicago, IL 60610 ("Grantee"), the real estate located in Cook County, Illinois, as legally described in Exhibit A attached hereto.

Property Address: 630 West Washington, Chicago, Illinois

Permanent Index Number: 17-09-331-009-0000
17-09-331-010-0000
17-09-331-011-0000
17-09-331-012-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the property in fee simple, for the uses and purposes set forth herein.

SUBJECT TO: general real estate taxes not due and payable at the time of closing and Permitted Title Exceptions on Exhibit B attached hereto and made a part hereof.

Dated: JUNE 19, 2008.

[SIGNATURE OF GRANTOR ON IMMEDIATELY SUCCEEDING PAGE]

Near North National Title
222 N. LaSalle
Chicago, IL 60601

01080255 + 2 13

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SIGNATURE PAGE TO WARRANTY DEED

GRANTOR:

SOMERSET-1, LLC, a Delaware limited liability company

By:

[Signature]
Printed Name: BENJAMIN BUFORD
Title: Manager

GBL - 1, LLC, a Delaware limited liability company

By:

[Signature]
Printed Name: Tim Sullivan
Title: Manager

Property of Cook County Clerk's Office

Mail Subsequent Tax Bills to:
Catalyst 123 LLC
500 North Dearborn, Suite 605
Chicago, Illinois 60610

REAL ESTATE TRANSFER TAX	0618700	FP103037
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0000032720


STATE OF ILLINOIS

JUL. 22. 08



STATE TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUL. 22. 08
REVENUE STAMP

000004986

REAL ESTATE TRANSFER TAX
0309350
FP 103042

City of Chicago
Dept. of Revenue
558220



Real Estate
Transfer Stamp
\$64,963.50

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

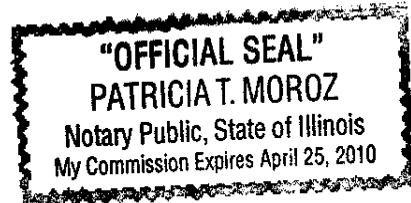
ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that BENJAMIN BUFORD, 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 he signed and delivered the said instrument as his free and voluntary act and on behalf of Somerset -1, LLC, as Manager for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of June, 2008.

Patricia T. Moroz
Notary Public

My commission expires: 4/25/2010



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

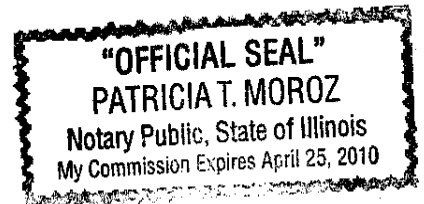
ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Tim Sullivan, 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 he signed and delivered the said instrument as his free and voluntary act on behalf of GBL - 1, LLC, as Manager for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of June, 2008.

Patricia T. Moroz
Notary Public

My commission expires: 4/25/2010



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EXHIBIT A

LEGAL DESCRIPTION

The SOUTH 25 FEET 8 ½ INCHES OF LOT 7 IN BLOCK 47 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 7 (EXCEPT THE SOUTH 25 FEET 8 ½ INCHES) IN BLOCK 47 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 6 (EXCEPT THE NORTH 37.0 FEET THEREOF) IN BLOCK 47 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THAT PART OF LOT 10 IN BLOCK 47 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 75.00 FEET OF SAID LOT 10, IN COOK COUNTY, ILLINOIS.

Property Address: 630 West Washington, Chicago, Illinois

Permanent Index Number: 17-09-331-009-0000
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EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. Real Estate Taxes for the second installment of year 2007 and subsequent years, not yet due and payable.
2. Rights of Walgreens Co., as Tenant under an unrecorded Lease dated August 2, 2006, as amended by Amendment dated September 12, 2007.
3. The land lies within the boundaries of Special Service Area Number 12, as disclosed by Substitute Ordinance dated February 19, 1991 as document number 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances

Note: Affects the land and other property.

Note: No assessments thereunder are due and owing.

4. Matters as disclosed on the survey prepared by Professionals Associated Survey Inc., dated April 21, 2008, certified April 25, 2008 as follows:
 - a. Encroachment of the asphalt paving over the East Line by 2.56 feet.