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THIS DOCUMENT WAS )  
PREPARED BY: )

Katten Muchin Rosenman LLP )  
525 W. Monroe St. )  
Chicago, Illinois 60661 )  
Attn: Jason R. Gorczynski, Esq. )

AFTER RECORDING )  
RETURN TO: )

DLA Piper LLP (US) )  
203 N. LaSalle Suite 1900 )  
Chicago, Illinois 60601 )  
Attn: Edward S. Goldman, Esq. )



Doc#: 1107734071 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/18/2011 01:39 PM Pg: 1 of 6

[This space reserved for recording data.]

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this 16<sup>th</sup> day of March, 2011, by GROSSPROPS ASSOCIATES, L.L.C., an Illinois limited liability company (the "Grantor"), having an office at 151 East Lake Cook Road, Palatine, Illinois 60074, to WELLS STREET FLATS LLC, a Delaware limited liability company (the "Grantee"), having an office at c/o Hines, One South Dearborn, Suite 2000, Chicago, Illinois 60603.

### WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook, and State of Illinois, commonly known as 1233-1251 North Wells Street, Chicago, Illinois 60610 and legally described on **Exhibit A** attached hereto and made a part hereof together with the building structures, fixtures, and other improvements located on said real estate (the "Property"), subject only to those matters described on **Exhibit B** attached hereto and made a part hereof (the "Permitted Exceptions").

**TO HAVE AND TO HOLD** the Property subject only to the Permitted Exceptions, unto the Grantee and its successors and assigns forever.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL WARRANT AND FOREVER DEFEND** the Property against persons lawfully claiming, or to claim the

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same, by, through or under Grantor but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.

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Property of Cook County Clerk's Office

City of Chicago  
Dept. of Revenue  
610064  
3/16/2011 13:15  
dr00194



Real Estate  
Transfer  
Stamp  
\$199,500.00  
Batch 2,581,896

STATE TAX  
STATE OF ILLINOIS  
MAR. 18. 11  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000000301  
REAL ESTATE  
TRANSFER TAX  
19000.00  
FP 103037

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
MAR. 18. 11  
REVENUE STAMP

# 0000000299  
REAL ESTATE  
TRANSFER TAX  
09500.00  
FP 103042

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to this Special Warranty Deed on the date first set forth above.

**GRANTOR:**

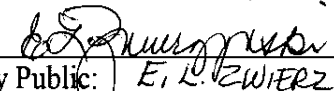
GROSSPROPS ASSOCIATES, L.L.C.,  
an Illinois limited liability company

By:   
Name: Gary Grossinger  
Title: Manager

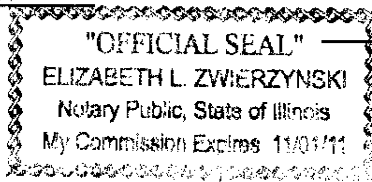
STATE OF ILLINOIS )  
 ) ss:  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Gary Grossinger, as a manager of GROSSPROPS ASSOCIATES, L.L.C., an Illinois limited liability company (the "Grantor"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signatory, appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 16<sup>th</sup> day of March, 2011.

  
Notary Public: E. L. ZWIERZYNSKI

Commission Expiration: 11/01/11



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## EXHIBIT A

### Legal Description

Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

PARCEL 1:

THE WEST 163.00 FEET OF LOT 59 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 22, 23, 24 AND 25 AND THE NORTH 13.00 FEET OF LOT 26 IN ABNER REEFE'S SUBDIVISION OF LOTS 44, 47, 48, 57 AND 58 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 9.00 FEET OF LOT 26 AND ALL OF LOT 27 (EXCEPT SOUTH 3.00 FEET THEREOF) IN REEVES SUBDIVISION OF BLOCKS 44, 47, 48, 57 AND 58 OF BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 7 IN OWNERS RESUBDIVISION OF ORIGINAL LOTS 55 AND 56 AND PART OF ORIGINAL LOTS 46, 47, 48, 49, 50, 54 AND 57 OF BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 4, 5 AND 6 IN OWNERS RESUBDIVISION OF ORIGINAL LOTS 55 AND 56 AND PART OF ORIGINAL LOTS 46, 47, 48, 49, 50, 54 AND 57 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 6:

THE SOUTH 1/2 (EXCEPT THE EAST 102.00 FEET THEREOF AND EXCEPT A PUBLIC ALLEY) OF LOT 55 IN BRONSON'S ADDITION TO CHICAGO, SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS LOT 3 IN OWNERS RESUBDIVISION OF ORIGINAL LOTS 55 AND 56 ALL IN COOK COUNTY, ILLINOIS.

PARCEL 7:

LOT 1 IN THE SUBDIVISION OF LOTS 53 AND 54 EXCEPT THE EAST 92.00 FEET OF SAID LOT 54 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- APN: 17-04-221-003-0000 Vol. 498 (Parcel 1)
- 17-04-221-041-0000 Vol. 498 (Parcel 2)
- 17-04-221-006-0000 Vol. 498 (Parcel 3)
- 17-04-221-007-0000 Vol. 498 (Parcel 4)
- 17-04-221-008-0000 Vol. 498 (Lot 6 of Parcel 5)
- 17-04-221-009-0000 Vol. 498 (Lots 4 and 5 of Parcel 5)
- 17-04-221-010-0000 Vol. 498 (Parcel 6)
- 17-04-221-011-0000 Vol. 498 (Parcel 7)

1233-1251 N. Wells

Chicago, IL 60610

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## EXHIBIT B

### Permitted Exceptions

1. LIEN OF GENERAL REAL ESTATE TAXES FOR THE CALENDAR YEAR 2010 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE.
2. RESERVATION OF THE EAST 7.00 FEET OF LOTS 23, 24 AND 25 AND THE EAST 7.00 FEET OF THE NORTH 13.00 FEET OF LOT 26 OF PARCEL 7 FOR AN ALLEY AS CONTAINED IN THE WARRANTY DEED FROM ABNER REEVES TO CHARLES A. BLANDROCK DATED NOVEMBER 6, 1865 AND RECORDED NOVEMBER 15, 1865 AS DOCUMENT 104905 AND RE-RECORDED OCTOBER 18, 1872 AS DOCUMENT 63168 (BOOK 173/440) ALSO IN THE WARRANTY DEED FROM CHARLES D. BLANDROCK AND WIFE TO THEODORE SCHAUER DATED SEPTEMBER 1, 1873 AND RECORDED OCTOBER 22, 1873 AS DOCUMENT 132017 (BOOK 345/19) AND IN SUBSEQUENT CONVEYANCES.
3. TERMS, CONDITIONS, AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED DECEMBER 23, 2003 AS DOCUMENT 0335710086.
4. ENCROACHMENT OF THE ONE-STORY BRICK BUILDING LOCATED ON THE SUBJECT PROPERTY ONTO PROPERTY NORTH AND ADJACENT BY 0.13 AND 0.03 FEET, AS DISCLOSED BY THE SURVEY PREPARED BY JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C. DATED DECEMBER 9, 2010, LAST REVISED FEBRUARY 18, 2011, AND DESIGNATED JOB NO. 10-0542.