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Doc#: 1119618051 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/15/2011 03:34 PM Pg: 1 of 5

UPON RECORDING RETURN TO:

Fidelity National Title Insurance Company
1 Park Avenue, Suite 1402
New York, New York 10016
Attn: Ms. Gillian Kotlen

THIS INSTRUMENT PREPARED BY:

Ben Browder, Esq.
c/o Hunton & Williams LLP
1445 Ross Avenue, Suite 3700
Dallas, Texas 75202

SPECIAL WARRANTY DEED

STATE OF ILLINOIS §
 §
COUNTY OF COOK §

KNOW ALL MEN BY THESE PRESENTS:

1 of 4

THAT, LSREF2 NOVA INVESTMENTS III, LLC, a Delaware limited liability company ("Grantor"), having an address of 2711 N. Haskell Avenue, Suite 1800, Dallas, Texas 75204, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has Granted, Sold, and Conveyed, and by these presents does Grant, Sell, and Convey, unto NAUTILUS INVESTMENTS, LLC DICKENS, an Illinois series limited liability company ("Grantee"), having an address of 1320 W. Filmore St., Unit B, Chicago, Illinois 60607, (i) all that real property situated in the County of Cook, State of Illinois, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, (ii) together with all improvements and related amenities located in and on such real property, (iii) easements, if any, benefiting such real property, and (iv) all rights and appurtenances, if any, pertaining to such real property, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (collectively, the "Property").

This Deed is made and accepted expressly subject to the matters set forth in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, together with all and singular the rights and appurtenances belonging in any way to the Property,

FIDELITY NATIONAL TITLE 99901010667


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unto the said Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property, subject to the Permitted Encumbrances, to Grantee, its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, by, through, or under Grantor, but not otherwise.


Mail Tax Bill To:

Nautilus Investments, LLC Dickens
 1320 W. Filmore St., Unit B
 Chicago, Illinois 60607

[SIGNATURE PAGE FOLLOWS]

<p>CITY OF CHICAGO</p> <p>CITY TAX</p>  <p>JUL. 15. 11</p> <p>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	<p># 0000001201</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="text-align: center;">0509250</td> </tr> <tr> <td style="text-align: center;">FP 102803</td> </tr> </table>	REAL ESTATE TRANSFER TAX	0509250	FP 102803
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FP 102803				

<p>STATE OF ILLINOIS</p> <p>STATE TAX</p>  <p>JUL. 15. 11</p> <p>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	<p># 0000006371</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="text-align: center;">00485.00</td> </tr> <tr> <td style="text-align: center;">FP 102809</td> </tr> </table>	REAL ESTATE TRANSFER TAX	00485.00	FP 102809
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<p>COOK COUNTY</p> <p>COUNTY TAX</p> <p>REAL ESTATE TRANSACTION TAX</p>  <p>JUL. 15. 11</p> <p>REVENUE STAMP</p>	<p># 0000006359</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="text-align: center;">0024250</td> </tr> <tr> <td style="text-align: center;">FP326707</td> </tr> </table>	REAL ESTATE TRANSFER TAX	0024250	FP326707
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FP326707				

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IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of the 15th day of July, 2011.

GRANTOR:

LSREF2 NOVA INVESTMENTS III, LLC,
a Delaware limited liability company

By: *Marisa K. McGaughey*
Name: Marisa K. McGaughey
Title: Assistant Vice President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

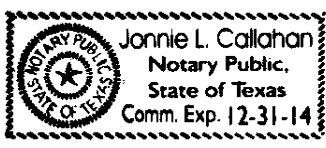
Before me the undersigned, a Notary Public in and for said County and State, on this day personally appeared Marisa K. McGaughey, the Assistant Vice President of LSREF2 NOVA INVESTMENTS III, LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and thereupon she acknowledged that she was authorized to execute the within instrument on behalf of said limited liability company, and that she executed said instrument as the voluntary act of the said limited liability company, and for the purposes and consideration expressed therein and in the capacity stated therein.

Given under my hand and seal of office this 27 day of June, A.D., 2011.

(Seal)

Jonnie L. Callahan, Notary Public
(signature of Notary Public)

My Commission Expires: 12-31-2014



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EXHIBIT A

Legal Description

That certain real estate property located in the City of Chicago, County of Cook, State of Illinois and described as follows:

LOT 41 IN CHARLES S. NEERO'S RESUBDIVISION OF <B 5 IN GRANT AND KEENEY'S ADDITION TO PENNOCK, BEING A SUBDIVISION OF THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 3804-10 W. Dickens

Chicago, Illinois 60647-3427

Tax Parcel Number: 13-35-118-040-0000

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EXHIBIT B

Permitted Encumbrances

1. Standby fees, taxes and assessments by any taxing authority for the year 2011 and subsequent years which are not yet due and payable.
2. Rights of parties in possession, as tenants only, under written lease agreements.
3. Any and all matters which would be disclosed by a current, accurate survey and/or visual inspection of the Property.
4. Agreement contained in Warranty Deed from Charles S. Neeros to Walter Remeaux Strum recorded August 31, 1911 as Document 482759 relating to the construction and cost of buildings to be erected on the land.
5. Existing unrecorded Leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.