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Doc#: 1124303019 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/31/2011 01:49 PM Pg: 1 of 7

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Property of Cook County Recorder of Deeds

SPECIAL WARRANTY DEED

659 West Randolph Street, Chicago, Illinois

THIS INDENTURE, made this 21st day of August, 2011, between **659 WRC CHICAGO LLC**, a limited liability company, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, and **MIDEN PROPERTY HOLDINGS, L.L.C.-659 W. RANDOLPH COMMERCIAL SERIES**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on Exhibit A attached hereto and made a part hereof).

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 below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said real estate as described on Exhibit A attached hereto and made a part hereof, with the appurtenances, unto the party of the second part, its successors and assigns forever.

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

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And the said party of the first part hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

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 or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to: the matters set forth on Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Numbers: See Exhibit A attached hereto and incorporated herein by this reference.

Address of Real Estate: 659 West Randolph Street, Chicago, Illinois

SIGNATURE PAGE FOLLOWS

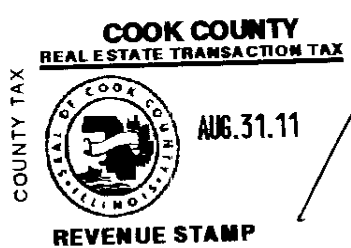
City of Chicago
Dept. of Revenue
614846
8/31/2011 13:17
dr00764



Real Estate
Transfer
Stamp
\$4,200.00
Batch 3,475,636



REAL ESTATE TRANSFER TAX
00400.00
FP 103037



REAL ESTATE TRANSFER TAX
00200.00
FP 103042

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

SELLER:

659 WRC CHICAGO LLC, a Delaware limited liability company

By: National Electrical Benefit Fund,
its sole member

By: National Real Estate Advisors, LLC, its
authorized agent

By: 

Jeffrey J. Karne,
President and Chief Executive Officer

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DISTRICT OF COLUMBIA)ss.

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jeffrey J. Kanne, personally known to be the President and Chief Executive Officer of National Real Estate Advisors, LLC, a Delaware limited liability company, being the authorized agent of National Electrical Benefit Fund, being the sole member of 659 WRC Chicago LLC, a Delaware limited liability company, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his own free and voluntary act of said entity, for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 25th day of August, 2011.



Notary Public
Jo Ann Bowen
Notary Public, District of Columbia
My Commission Expires 5/14/2015

This instrument was prepared by:

Michael F. Sexton, Esq.
Dykema Gossett PLLC
10 S. Wacker Drive, Suite 2300
Chicago, Illinois 60606

AFTER RECORDING MAIL TO:

John E. Lovestrand, Esq.
John E. Lovestrand, P.C.
30 Green Bay Road
Winnetka, IL 60093

SEND SUBSEQUENT TAX BILLS TO:

Miden Property Holdings LLC
618 W. Fulson
Chicago IL 60661

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1: (Parking Units)

Parking Spaces P101, P103, P110, P111, P112, P113, P114, P115, P116, P117, P118, P119, P120, and P121, together with their undivided percentage interest in the common elements in R+D 659 Condominiums, as delineated and defined in the Declaration recorded as document number 0835345105, as amended from time to time in the Southwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Lots 1 to 10 in Block 67 in Canal Trustee's Subdivision of Lots and Blocks in the Southwest Quarter of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, all taken as a tract (Except that part lying below a horizontal plane having an elevation of +29.47 feet Chicago City Datum and lying above a horizontal plane having an elevation of +13.76 feet Chicago City Datum, described as follows:

Beginning at the Northeast corner of said tract, thence South 01° 31' 56" East along the East Line of said tract a distance of 30.41 Feet; thence South 88° 58' 56" West a distance of 21.17 feet; thence South 01° 31' 56" East a distance of 13.77 feet; thence North 88° 58' 56" East a distance of 21.17 to the East line of said tract; thence South 01° 31' 56" East along the East Line of said tract a distance of 38.17 feet; thence South 88° 58' 56" West a distance of 152.52 feet; thence North 01° 01' 04" West a distance of 20.13 feet; Thence South 88° 58' 56" West a distance of 10.25 feet; thence North 01° 01' 04" West a distance of 63.16 feet to a point on the North Line of said tract; thence North 89° 18' 59" East along the North Line of said tract a distance of 162.04 feet to the point of beginning), in Cook County, Illinois.

Parcel 2: (Retail Portion)

That part of Lots 1 to 10 in Block 67 in Canal Trustee's Subdivision of Lots and Blocks in the Southwest Quarter of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, all taken as a tract lying below a horizontal plane having an elevation of +29.47 feet Chicago City Datum and lying above a horizontal plane having an elevation of +13.76 feet Chicago City Datum, described as follows:

Beginning at the Northeast corner of said tract, thence South 01° 31' 56" East along the East Line of said tract a distance of 30.41 Feet; thence South 88° 58' 56" West a distance of 21.17 feet; thence South 01° 31' 56" East a distance of 13.77 feet; thence North 88° 58' 56" East a distance of 21.17 to the East line of said tract; thence South 01° 31' 56" East along the East Line of said tract a distance of 38.17 feet; thence South 88° 58' 56" West a distance of 152.52 feet; thence North 01° 01' 04" West a distance of 20.13 feet; Thence South 88° 58' 56" West a distance of 10.25 feet; thence North 01° 01' 04" West a distance of 63.16 feet to a point on the North Line of said tract; thence North 89° 18' 59" East along the North Line of said tract a distance of 162.04 feet to the point of beginning, in Cook County, Illinois.

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Parcel 3:

Exclusive and Non-exclusive perpetual easements as created by Article II, 2.1 for the benefit of Parcel 1 and as created by Article II, 2.2 for the benefit of Parcel 2 "Grant of Easements" in Operation and Reciprocal Easement Agreement (REO) dated December 17, 2008 and recorded December 18, 2008 as document number 0835339015 in Cook County, Illinois.

COMMONLY KNOWN AS P101, P103, P110, P111, P112, P113, P114, P115, P116, P117, P118, P119, P120 and P121 LOCATED AT 659 W. RANDOLPH STREET and RETAIL SPACE LOCATED AT 657 W. RANDOLPH STREET, CHICAGO, IL 60661

PINS: 17-09-329-020-0000; 17-09-329-021-1237; 17-09-329-021-1239; 17-09-329-021-1246; 17-09-329-021-1247; 17-09-329-021-1248; 17-09-329-021-1249; 17-09-329-021-1250; 17-09-329-021-12551; 17-09-329-021-1252; 17-09-329-021-1253; 17-09-329-021-1254; 17-09-329-021-1255; 17-09-329-021-1256 and 17-09-329-021-1257.

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EXHIBIT B

PERMITTED EXCEPTIONS

General real estate taxes for the years 2010-2nd installment and 2011;

Building lines;

Zoning and building laws or codes and ordinances;

Public easements, covenants, conditions and restrictions of record (none of which materially and/or adversely affect Purchaser's intended use of the Property consistent with the current zoning of the Property);

Terms, provisions, conditions, restrictions and easements as set forth in the R+D 659 Declaration of Condominiums dated December 17, 2008 and recorded December 18, 2008 as document number 0835345105;

Operation and Reciprocal Easement Agreement for structural support, utility services, ingress and egress and other purposes made by DAGS DesPlaines LLC dated December 17, 2008 and recorded December 18, 2008 as document number 0835339015;

Terms, Provisions and Conditions relating to the easements described in Parcel 2 contained in the instrument creating said easements;

Rights of adjoining owners to the concurrent use of said easements;

Covenant recorded August 1, 2007 as document number 0721334015 made by DAGS DesPlaines LLC for the repair and maintenance of the common sewer lines from the point of connection to the sewer main in the public street; and

Provisions, conditions and limitations as created by the Condominium Property Act.

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