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**PREPARED BY AND WHEN
RECORDED RETURN TO:**

William S. Schwartz, Esq.
Levenfeld Pearlstein, LLC
400 Skokie Blvd.
Suite 700
Northbrook, Illinois 60062



Doc#: 1131233077 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/08/2011 01:12 PM Pg: 1 of 9

SEND FUTURE TAX BILLS TO:

Emerson Skokie Partners, LLC
122 S. Michigan Ave.
Ste. 1000, 10th Flr.
Chicago, Illinois

886 1190 Xoneas 11/11

SPECIAL WARRANTY DEED

THE GRANTORS, **BRESLER SKOKIE, LLC, LICHTER SKOKIE, LLC** and **ANGELOS SKOKIE, LLC**, as **tenants-in-common**, whose addresses are, respectively, 1720 W. Algonquin Road, Mt. Prospect, Illinois 60056, 4320 Elston Avenue, Chicago, Illinois 60641, and 4546 RFD, Long Grove, Illinois 60047, for and in consideration of **TEN AND 00/100 DOLLARS**, and other good and valuable consideration in hand paid, **REMISE, RELEASE, ALIEN** and **CONVEY** to **GRANTEE, EMERSON SKOKIE PARTNERS, LLC**, 122 S. Michigan Avenue, Suite 1000, 10th Floor, Chicago, Illinois, as successor in interest to Column Financial, Inc., whose address is 122 S. Michigan Ave., Ste. 1000, 10th Floor, Chicago, Illinois, all their respective interest in the real estate legally described on **Exhibit "A"** attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PIN(s) and Common Address(es): See attached Exhibit A

TO HAVE AND TO HOLD the real estate aforesaid unto Grantee, subject to the matters set forth in **Exhibit "B"** attached hereto and made a part hereof (hereinafter the "Permitted Exceptions"). Grantors will warrant and forever defend the right, title and interest to the aforesaid real estate unto Grantee against the lawful claims (except for claims arising under and by virtue of the Permitted Exceptions) of all persons claiming by, through or under the Grantors but none other.

The undersigned hereby declares that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (L), Real Estate Transfer Tax Law.

Date: October 28, 2011

Grantor or Representative

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK;
SIGNATURES ON FOLLOWING PAGE]

Box 400-CTCC

S Y
P 8/16G
S N
SC Y
INT CF

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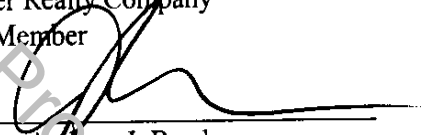
IN WITNESS WHEREOF, the GRANTORS have executed this Special Warranty Deed on the 28th day of October, 2011.

GRANTORS:

BRESLER SKOKIE, LLC

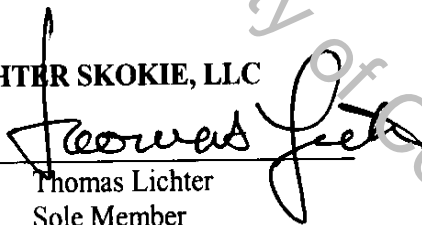
VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 98
Paid: \$10050
Skokie Office 10/26/11


By: Bresler Realty Company
Its: Sole Member

By: 
Andrew J. Bresler
Its: President


Exempt under provisions of Paragraph 4 Section 4,
Real Estate Transfer Act.

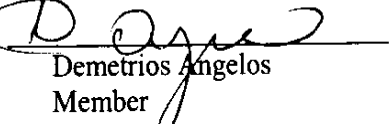
LICHTER SKOKIE, LLC

By: 
Thomas Lichter
Its: Sole Member

10/28/11
Calo 
Buyer, Seller or Representative

ANGELOS SKOKIE, LLC

By: 
Spiro Angelos
Its: Member

By: 
Demetrios Angelos
Its: Member

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

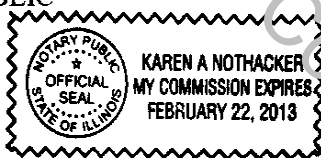
I, KAREN A. NOTHACKER, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Andrew J. Bresler, the President of Bresler Realty Company, the sole member of Bresler Skokie, LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 28th day of October, 2011.

Karen A. Nothacker

NOTARY PUBLIC

(SEAL)



STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

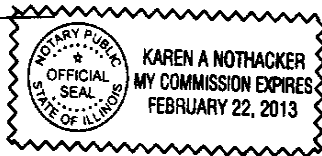
I, KAREN A. NOTHACKER, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Thomas Lichter, the sole member of Lichter Skokie, LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 28th day of October, 2011.

Karen A. Nothacker

NOTARY PUBLIC

(SEAL)



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STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

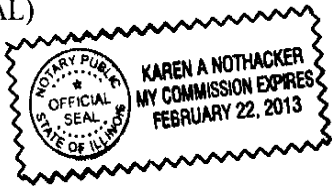
I, KAREN A. NOTHACKER, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Spiro Angelos and Demetrios Angelos, the only members of Angelos Skokie, LLC, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as they own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 28th day of October, 2011.

Karen A. Nothacker

NOTARY PUBLIC

(SEAL)



Property of Cook County Clerk's Office

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF REAL ESTATE

THAT PART OF THE NORTH HALF OF LOT 2 LYING WEST OF THE WEST LINE OF GROSS POINT ROAD, EXCEPT THE WEST 50 FEET THEREOF AND THAT PART OF LOT 1 LYING WEST OF THE WEST LINE OF GROSS POINT ROAD, EXCEPT THE WEST 50 FEET THEREOF AND EXCEPT THAT PART OF SAID LOT 1 LYING NORTHERLY OF LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 1, SAID BEING 27.0 FEET SOUTH OF THE NORTH LINE OF LOT 1 (BEING ALSO THE SOUTH LINE OF EMERSON STREET); THENCE NORTHEAST A DISTANCE OF 14.24 FEET TO A POINT ON A LINE 17.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, SAID POINT BEING 60.0 FEET EAST OF THE WEST LINE OF SAID LOT; THENCE EASTERLY 185.0 FEET TO A POINT 7.50 FEET SOUTH OF THE NORTH LINE OF LOT 1. THENCE EAST ALONG A LINE 7.50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 1, 244.12 FEET, MORE OR LESS, TO A POINT OF CURVE, SAID POINT BEING 102.96 FEET WEST OF THE WESTERLY LINE OF GROSS POINT (AS MEASURED ON A LINE 7.50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOT 1); THENCE EASTERLY ALONG SAID CURVE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 84.0 FEET, A DISTANCE OF 63.33 FEET TO A POINT OF TANGENCY; THENCE SOUTHEAST ALONG THE TANGENT TO THE LAST DESCRIBED POINT, 17.55 FEET TO A POINT THE WESTERLY LINE OF GROSS POINT ROAD, SAID POINT BEING 58.0 FEET SOUTHWEST OF THE NORTHEAST CORNER OF SAID PROPERTY (AS MEASURED ON THE WESTERLY LINE OF SAID ROAD); ALL IN THE PARTITION BETWEEN THE HEIRS OF MICHAEL DIEDERICH OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO EXCEPTING THEREFROM THAT PORTION DEDICATED TO THE VILLAGE OF SKOKIE BY PLAT OF DEDICATION RECORDED WITH THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS ON MARCH 23, 2006 AS DOCUMENT NUMBER 0608239035

COMMONLY KNOWN AS: 9333 SKOKIE BOULEVARD, SKOKIE, ILLINOIS

P.I.N.: 10-15-115-017-0000; 10-15-115-020-0000

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EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. General real estate taxes and assessments for the year(s) 2010 (second installment), 2011 and subsequent years. Permanent Index Number: 10-15-115-017-0000 and 10-15-115-020-0000.
2. Easement in favor of Comcast of Illinois/Texas, Inc., its successors and assigns for the purpose of distributing broadband services and other like communications recorded February 28, 2006 as document No. 0605927059.
3. Unrecorded easement for public utilities purposes over the most northeasterly corner of the land as evidenced by the existence of "overhead" wires which traverse the land from North to South as located and depicted on survey prepared by Samborski Mattis, Inc., order no. 237-06, dated October 30, 2006 and last revised February 15, 2007.
4. Encroachment of the fence located mainly on the land onto the public right of way North and adjoining by approximately 1.24 feet to 1.69 feet, as shown on plat of survey number 237-06 prepared by Samborski Mattis, Inc. dated October 30, 2006.
5. The land is unsubdivided property or constitutes part of a subdivided lot. As a result, a Plat Act Affidavit should accompany any conveyance to be recorded. In the alternative, compliance should be had with the provisions of the Plat Act (765 ILCS 205/1 et. seq).
6. Mortgage, Security Agreement and Fixture Financing Statement dated February 21, 2007 and recorded February 26, 2007 as Document 0705733181, made by Bresler Skokie, LLC, Lichter Skokie, LLC and Angelos Skokie, LLC to Column Financial, Inc. to secure a Note for \$6,400,000, as thereafter assigned, amended, modified or otherwise supplemented.
7. Assignment of Leases and Rents dated February 21, 2007 and recorded February 26, 2007 as Document 0705733182, made by Bresler Skokie, LLC, Lichter Skokie, LLC and Angelos Skokie, LLC to Column Financial, Inc., as thereafter assigned, amended, modified or otherwise supplemented.
8. Security Interest of Column Financial, Inc., as secured party, in certain described chattels on the land, as disclosed by Financing Statement naming Bresler Skokie, LLC, Lichter Skokie, LLC and Angelos Skokie, LLC, as debtors, and recorded February 26, 2007 as Document 0705733183, as thereafter assigned, amended, modified or otherwise supplemented.
9. Any encroachment, encumbrance, violation, variation, adverse circumstance or other matter that would be disclosed by an accurate and complete survey of the land and improvements thereon or an inspection thereof.
10. The rights of existing hotel guests and those with future reservations.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

BRESLER SKOKIE, LLC, an Illinois limited liability company, **LICHTER SKOKIE, LLC**, an Illinois limited liability company, and **ANGELOS SKOKIE, LLC**, an Illinois limited liability company, as tenants-in-common, whose addresses are, respectively, 1720 W. Algonquin Road, Mt. Prospect, Illinois 60056, 4320 Elston Avenue, Chicago, Illinois 60641, and 4546 RFD, Long Grove, Illinois 60047, being duly sworn on oath, state that the attached special warranty deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR
- the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
 - 3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
 - 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
 - 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
 - 8. Conveyances made to correct descriptions in prior conveyances.
 - 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

[Signature Page Follows]

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Affiant further states that they make this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached special warranty deed for recording.

AFFIANT:

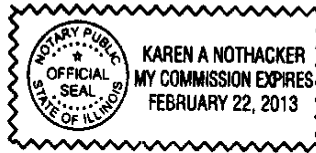
BRESLER SKOKIE, LLC

By: Bresler Realty Company
Its: Sole Member

By: [Signature]
Andrew J. Bresler
Its: President

SUBSCRIBED AND SWORN to before me
this 28th day of October, 2011

[Signature]
Notary Public

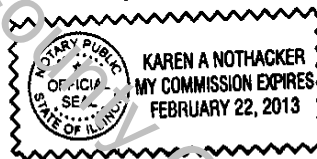


LICHTER SKOKIE, LLC

By: [Signature]
Thomas Lichter
Its: Sole Member

SUBSCRIBED AND SWORN to before me
this 28th day of October, 2011

[Signature]
Notary Public



ANGELOS SKOKIE, LLC

By: [Signature]
Spiro Angelos
Its: Member

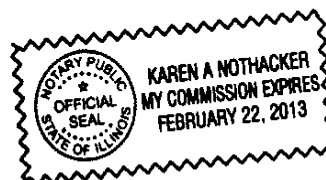
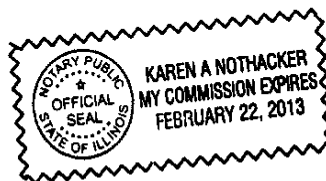
SUBSCRIBED AND SWORN to before me
this 28th day of October, 2011

[Signature]
Notary Public

By: [Signature]
Demetrios Angelos
Its: Member

SUBSCRIBED AND SWORN to before me
this 28th day of October, 2011

[Signature]
Notary Public



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

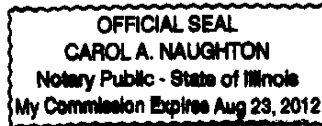
GRANTOR OR AGENT:

Dated: October 28, 2011

Wilbur Blaz

Subscribed and sworn to before me this 28th day of October, 2011

Carol A. Naughton
Notary Public



My Commission Expires: Aug. 23, 2012 (Seal)

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

GRANTEE OR AGENT:

Dated: October 28, 2011

James P. Hayes - agent

Subscribed and sworn to before me this 28th day of October, 2011

Angela Koettters
Notary Public



My Commission Expires: _____ (Seal)

NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)