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SPECIAL WARRANTY DEED

(Illinois)

Doc#: 1136418074 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/30/2011 04:20 PM Pg: 1 of 7

THIS INDENTURE, made as of this
29th day of December, 2011,
between Church Extension Board of
the Presbytery of Chicago,

(The Above Space for Recorder's Use Only)

a not-for-profit corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and 100 S. MORGAN, L.L.C. an Illinois limited liability company, having its principal place of business at 121 West Wacker Drive, Suite 2156, Chicago, Illinois 60601, party of the second part, WITNESSETH, that the party of the first part for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, 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 (the "Property"), situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Permanent Index Numbers:

17-17-211-011-0000; 17-17-211-012-0000; 17-17-211-013-0000; 17-17-211-014-0000

Address of the Property:

100 South Morgan Street, Chicago, Illinois 60607

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anyways 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 above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

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

First American Title Order # ACS 488183 10/2

b

SEAL OF THE CLERK OF COOK COUNTY
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REAL ESTATE TRANSFER		12/30/2011	
BOOK	51	RD	00
ILLINOIS	51	RD	00
TOTAL	51	RD	00

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed the day and year first above written.

**CHURCH EXTENSION BOARD OF THE
PRESBYTERY OF CHICAGO,**
a not-for-profit corporation of Illinois

By: 
Name: Eric Heinekanap
Its: Assistant Treasurer

Exempt under provisions of Paragraph (b) of Real Estate
Transfer Tax Act

By:  Date: 12-29-11

Exempt from CTA Portion of City Transfer Tax under
provisions of Paragraph B of City of Chicago Real
Estate Transfer Tax Ordinance

By:  Date: 12-29-11

Exempt from City Portion of City Transfer Tax under
provisions of Paragraph L of City of Chicago Real
Estate Transfer Tax Ordinance

By:  Date: 12/29/11

Property of COOK COUNTY
Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

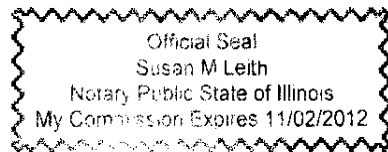
I, SUSAN M LEITH, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eric Heinekamp, personally known to me to be the Assistant Treasurer of the Church Extension Board of The Presbytery of Chicago, a not-for-profit corporation of Illinois, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Assistant Treasurer, he signed and delivered the said instrument, pursuant to authority, given by the Board of Trustees of said corporation as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 21st day of DECEMBER, 2011.

Susan M Leith

Notary Public

Commission Expires: 11/02/12



This Instrument Was Prepared By:

Crystal Pruess Bush
Drinker Biddle & Reath LLP
191 North Wacker Drive, Suite 3700
Chicago, Illinois 60606

MAIL TO:

Echelon Capital, LLC
c/o Ginsberg Jacobs LLC
300 South Wacker Drive, Suite 2450
Chicago, IL 60606
Attn: Matthew R. Zakaras, Esq.

SEND SUBSEQUENT TAX BILLS TO:

100 S. Morgan, LLC
c/o Echelon Capital, LLC
121 West Wacker Drive, Suite 2156
Chicago, IL 60601
Attn: Gene Berg



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EXHIBIT A

Legal Description of Property

PARCEL 1:

LOT 1 (EXCEPT THE WEST 6 INCHES THEREOF) IN THE ASSESSORS DIVISION OF LOTS 1 AND 2 OF LOT 1 IN BLOCK 6, IN DUNCAN'S ADDITION TO CHICAGO, AND OF SUB-LOTS 1 AND 2 OF LOT 1 IN BLOCK 13, IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, IN BOOK 47 "B", PAGE 28 "B" OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN THE ASSESSORS DIVISION OF LOT 1, IN BLOCK 6, IN DUNCAN'S ADDITION TO CHICAGO, AND OF SUB-LOTS 1 AND 2 OF LOT 1, IN BLOCK 13, IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EAST 23.5 FEET OF THE WEST 522 FEET OF LOT 1, OF OUTLOT OR BLOCK 13, IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2, AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 6 INCHES OF LOT 1, IN THE ASSESSORS' DIVISION OF LOTS 1 AND 2, IN THE ASSESSORS' DIVISION OF LOT 1, IN BLOCK 6, IN DUNCAN'S ADDITION OF LOTS 1 AND 2, IN THE ASSESSORS DIVISION OF LOT 1, IN THE ASSESSORS' DIVISION OF BLOCK 13, IN THE CANAL TRUSTEES' SUBDIVISION, AFORESAID.

PARCEL 5:

THE WEST 26.5 FEET OF LOT 3, IN THE SUBDIVISION OF LOT 1, IN BLOCK 13, IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2, AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PREMISES BEING ALSO DESCRIBED AS; THAT PART OF LOT 1, IN BLOCK 13, AFORESAID, BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF MONROE STREET, 472 FEET EAST OF THE WEST LINE OF THE SAID LOT; THENCE EAST, ALONG THE NORTH LINE OF THE SAID LOT, 26.5 FEET; THENCE SOUTH, 150 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 1, 26.5 FEET; THENCE NORTH, 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Permitted Exceptions


1. General real estate taxes for the year 2011 and subsequent years.
Permanent Index Number: 17-17-211-011-0000 Vol. 591.
2. General real estate taxes for the year 2011 and subsequent years.
Permanent Index Number: 17-17-211-012-0000 Vol. 591.
3. General real estate taxes for the year 2011 and subsequent years.
Permanent Index Number: 17-17-211-013-0000 Vol. 591.
4. General real estate taxes for the year 2011 and subsequent years.
Permanent Index Number: 17-17-211-014-0000 Vol. 591.
5. An easement over the south 12 feet of the east 23.5 feet of the west 522 feet of Lot 1 in Out Lot of Block 13 aforesaid, for private alley created by the Warranty Deed dated April 30, 1884 and recorded October 11, 1884 made by Hugh T. Dickey and his wife to James D. Bruner for the benefit of the owners and occupants of Lot 1 in Out Lot of Block 13 aforesaid.

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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.

Date: December 29, 2011



Grantor or Agent

Subscribed and Sworn to before me
this 21st day of December, 2011

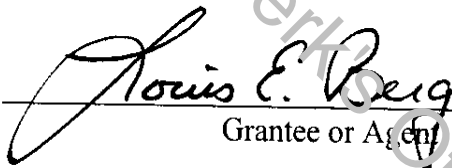


Notary Public



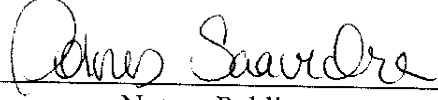
The Grantee or his agent affirms and verifies that the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date: December 29th, 2011

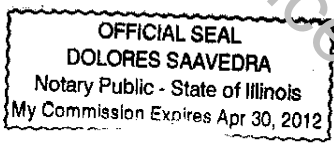


Grantee or Agent

Subscribed and Sworn to before me
this 29th day of December, 2011



Notary Public



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.)