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THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Doc#: 1217312018 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/21/2012 09:26 AM Pg: 1 of 9

David J. Fischer
Edwards Wildman Palmer LLP
225 W. Wacker Drive, Suite 2800
Chicago, Illinois 60606

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of June 8, 2012, between TIME 1001, Inc., an Illinois corporation having an address of 77 West Washington Street #702, Chicago, Illinois 60602 ("Grantor"), to SB 1001 TIME LLC, an Illinois limited liability company having an address of 205 West Randolph Street, Suite 401, Chicago, Illinois 60606 ("Grantee"). WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois legally described in Exhibit A attached hereto and made a part hereof, together with all and singular the improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns, in fee simple forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that Grantor has not done or suffered to be done, anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations and other exceptions set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Title Exceptions").

This Special Warranty Deed is given in connection with that certain Deed in Lieu of Foreclosure Agreement dated June 8, 2012 (the "Deed in Lieu Agreement") by and among SB 1001 Time LLC and Time 1001, Inc. The acceptance of this conveyance by Grantee shall not constitute a merger of the rights, titles and interests conveyed herein

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with any rights, titles and interests of Grantee under the Loan Documents (as defined in the Deed in Lieu Agreement). It is the express intention of Grantor and Grantee that such rights, titles and interests of Grantee in the above described property shall not merge, but be and remain at all times separate and distinct, notwithstanding any union of said interest in Grantee at any time by purchase, termination, or otherwise and that the security title, lien and security interest of Grantee in and to the above described property created by the Loan Documents and the other documents executed in connection therewith shall be and remain at all times a valid and continuous first priority security title and security interest in and to the above described property.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described Real Property, the rights and easements for the benefit of said Real Property set forth in the Declaration of Condominium recorded August 13, 2007 as Document 0722522024, as amended from time to time (the "Declaration") for the benefit of the remaining property described therein.

This Special Warranty Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

[SIGNATURE PAGE FOLLOWS]

EXEMPT UNDER PROVISIONS OF PARAGRAPH M, SEC. 200.1-2 (B-6) OF PARAGRAPH M, SEC. 200.1-1 (B), OF THE CHICAGO TRANSACTION TAX ORDINANCE.

6/8/12 Maria G
DATE BUYER, SELLER OR REPRESENTATIVE

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

6/8/12 Maria G
Date Buyer, Seller or Representative

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IN WITNESS WHEREOF, the undersigned has caused this Special Warranty Deed to be duly executed as of the day and year first above written.

TIME 1001, INC., an Illinois corporation

By: [Signature]
Name: _____
Its: _____

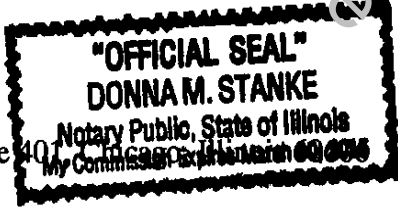
STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public, in and for the State aforesaid, do hereby certify that ~~Krzysztof Kankowski~~ personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____ of TIME 1001 INC, a Illinois corporation appeared before me and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 8 day of June, 2012.

[Signature]
Notary Public

My Commission Expires:



Mail Tax Statements to: 205 West Randolph Street, Suite 401, Chicago, IL 60605

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EXHIBIT A

PARCEL 1:

UNIT NUMBERS C-100, C-400, AND C-401, IN THE 1001 N. MILWAUKEE CONDOMINIUMS, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 18 THROUGH 25, BOTH INCLUSIVE, IN BLOCK 15 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 17 IN SAID BLOCK 15, THENCE ON AN ASSUMED BEARING OF SOUTH 47 DEGREES 57 MINUTES 03 SECONDS EAST 43.00 FEET ALONG THE SOUTHERLY LINE OF LOTS 18 AND 19 IN SAID BLOCK 15 TO THE POINT OF BEGINNING; THENCE NORTH 42 DEGREES 02 MINUTES 57 SECONDS EAST 75.10 FEET ALONG A LINE 43.00 FEET NORMALLY DISTANT SOUTHEASTERLY FROM AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 17; THENCE NORTHEASTERLY 45.25 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 54.0 FEET, THE CHORD OF SAID CURVE BEARS NORTH 18 DEGREES 02 MINUTES 34 SECONDS EAST, 43.94 FEET; THENCE NORTH 5 DEGREES 57 MINUTES 49 SECONDS WEST 14.59 FEET, ALONG A LINE 43.00 FEET NORMALLY DISTANT EASTERLY FROM AND PARALLEL WITH A LINE DRAWN FROM THE NORTHERLY CORNER OF LOT 16 IN SAID BLOCK 15 TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 17, SAID POINT BEING 45.00 FEET SOUTHWESTERLY OF THE MOST EASTERLY CORNER OF SAID LOT 17, AS MEASURED ALONG THE SOUTHEASTERLY LINE OF SAID LOT 17 TO THE NORTHEASTERLY LINE OF LOT 18 IN SAID BLOCK 15; THENCE SOUTH 47 DEGREES 57 MINUTES 03 SECONDS EAST 19.9 FEET ALONG THE NORTHEASTERLY LINE OF LOTS 18 AND 19 IN SAID BLOCK 15; THENCE SOUTH 14 DEGREES 43 MINUTES 26 SECONDS EAST 189.95 FEET; THENCE SOUTH 83 DEGREES 34 MINUTES 13 SECONDS WEST 7.67 FEET; THENCE NORTHWESTERLY 38.08 FEET ALONG A CURVE OF THE RIGHT HAVING A RADIUS OF 45.00; THE CHORD OF SAID CURVE BEARS NORTH 72 DEGREES 11 MINUTES 25 SECONDS WEST, 36.95 FEET TO A POINT ON THE SOUTHWEST LINE OF LOT 24 IN SAID BLOCK 15, SAID POINT BEING NORTH 47 DEGREES 57 MINUTES 03 SECONDS WEST 20.70 FEET FROM THE SOUTHERLY CORNER OF SAID LOT 24; THENCE NORTH 47 DEGREES 57 MINUTES 03 SECONDS WEST 111.30 FEET ALONG THE SOUTHWESTERLY LINE OF LOTS 19 THROUGH 24 IN SAID BLOCK 15 TO THE POINT OF BEGINNING, ALL IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AUGUST 13, 2007 AS DOCUMENT 0722522024, AS

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AMENDED FROM TIME TO TIME; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

PARCEL 2:

201, 202, 203, 204, 301, 302, 303 AND 304 IN THE 1001 N. MILWAUKEE CONDOMINIUMS, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 18 THROUGH 25, BOTH INCLUSIVE, IN BLOCK 15 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 17 IN SAID BLOCK 15; THENCE ON AN ASSUMED BEARING OF SOUTH 47 DEGREES 57 MINUTES 03 SECONDS EAST 43.00 FEET ALONG THE SOUTHERLY LINE OF LOTS 18 AND 19 IN SAID BLOCK 15 TO THE POINT OF BEGINNING; THENCE NORTH 42 DEGREES 02 MINUTES 57 SECONDS EAST 75.10 FEET ALONG A LINE 43.00 FEET NORMALLY DISTANT SOUTHEASTERLY FROM AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 17; THENCE NORTHEASTERLY 45.25 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 54.0 FEET, THE CHORD OF SAID CURVE BEARS NORTH 18 DEGREES 02 MINUTES 34 SECONDS EAST, 43.94 FEET; THENCE NORTH 5 DEGREES 57 MINUTES 49 SECONDS WEST 14.59 FEET, ALONG A LINE 43.00 FEET NORMALLY DISTANT EASTERLY FROM AND PARALLEL WITH A LINE DRAWN FROM THE NORTHERLY CORNER OF LOT 16 IN SAID BLOCK 15 TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 17, SAID POINT BEING 45.00 FEET SOUTHWESTERLY OF THE MOST EASTERLY CORNER OF SAID LOT 17, AS MEASURED ALONG THE SOUTHEASTERLY LINE OF SAID LOT 17 TO THE NORTHEASTERLY LINE OF LOT 18 IN SAID BLOCK 15; THENCE SOUTH 47 DEGREES 57 MINUTES 03 SECONDS EAST 19.9 FEET ALONG THE NORTHEASTERLY LINE OF LOTS 18 AND 19 IN SAID BLOCK 15; THENCE SOUTH 14 DEGREES 43 MINUTES 26 SECONDS EAST 189.95 FEET; THENCE SOUTH 83 DEGREES 34 MINUTES 13 SECONDS WEST 7.67 FEET; THENCE NORTHWESTERLY 38.08 FEET ALONG A CURVE OF THE RIGHT HAVING A RADIUS OF 45.00; THE CHORD OF SAID CURVE BEARS NORTH 72 DEGREES 11 MINUTES 25 SECONDS WEST, 36.95 FEET TO A POINT ON THE SOUTHWEST LINE OF LOT 24 IN SAID BLOCK 15, SAID POINT BEING NORTH 47 DEGREES 57 MINUTES 03 SECONDS WEST 20.70 FEET FROM THE SOUTHERLY CORNER OF SAID LOT 24; THENCE NORTH 47 DEGREES 57 MINUTES 03 SECONDS WEST 111.30 FEET ALONG THE SOUTHWESTERLY LINE OF LOTS 19 THROUGH 24 IN SAID BLOCK 15 TO THE POINT OF BEGINNING, ALL IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AUGUST 13, 2007 AS DOCUMENT 0722522024, AS

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AMENDED FROM TIME TO TIME; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

PARCEL 3:

THE EXCLUSIVE RIGHT TO USE PARKING SPACES G-10, G-11, G-12, AND G-13 AS TO UNIT C-400, AND G-8, G-14, G-15 AND G-16 AS TO UNIT C-401, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0722522024.

PARCEL 4:

THE EXCLUSIVE RIGHT TO USE PARKING SPACES G-1, G-2, G-3, G-4, G-5, G-6, G-7 AND G-9 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0722522024.

PINS: 17-05-310-066-1001 thru 17-05-310-066-1011
Address: 1001 N. Milwaukee Avenue, Chicago, IL

Property of Cook County Clerk's Office

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EXHIBIT B

1. GENERAL REAL ESTATE TAXES FOR THE YEARS 2011 (SECOND INSTALLMENT AND 2012.
2. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES AS FOLLOWS:

NATALIE DAHL AND RACHEL DAHL

JOSEPH TURLOW

KATHLEEN GILMARTIN, KAILYN FINNEGAN AND KERRI WYMAN

MEREDITH FISHER, EMILY FISHER AND MARY MCHAHON

JOSILYN McDONALD AND SARAH LANGUM

ZAHID KHALIL AND ATIF JADOON

BRIDGETTE CROEGAERT AND ANDREW CROEGAERT

ALEXIS L. TAUBERT PHD LTD.

TIME 1001 INC.

3. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 13, 2007 AS DOCUMENT NO. 0722522024, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
4. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 13, 2007 AS DOCUMENT NO. 0722522024 RELATING TO USE OF THE COMMERCIAL UNITS, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
5. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN DEED RECORDED JANUARY 21, 2000 AS DOCUMENT 00053042 THE GRANTEE, FOR HIMSELF HERSELF THEMSELVES, HIS/HER/THEIR HEIRS, LEGAL

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REPRESENTATIVES, SUCCESSORS AND ASSIGNS AS A PART OF THE CONSIDERATION HEREOF DO DOES HEREBY COVENANT AND AGREE THAT THERE IS NO EXISTING RIGHT OF ACCESS NOR WILL THE GRANTOR PERMIT ACCESS IN THE FUTURE TO, FROM OR OVER THE ABOVE DESCRIBED PREMISES FROM AND TO THE PUBLIC HIGHWAY AND INTERCHANGE RAMP LYING ADJACENT TO SAID PREMISES, SAID PUBLIC HIGHWAY INCLUDING INTERCHANGE RAMP BEING KNOWN AS FAI ROUTE 90 (JFK), PREVIOUSLY DECLARED A FREEWAY. SAID ACCESS CONTROL LINE DESCRIBED AS: AN ACCESS CONTROL LINE ACROSS PARTS OF LOTS 19 THROUGH 25, BOTH INCLUSIVE, IN BLOCK 15 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERLY CORNER OF LOT 17 IN SAID BLOCK 15; THENCE ON AN ASSUMED BEARING OF SOUTH 47 DEGREES 57 MINUTES 03 SECONDS EAST 154.30 FEET ALONG THE NORTHWESTERLY LINE OF LOTS 18 THROUGH 24, BOTH INCLUSIVE IN SAID BLOCK 15 TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 24, SAID POINT BEING 20.70 FEET NORTHWESTERLY OF THE SOUTHERLY CORNER OF SAID LOT 24; THENCE SOUTHEASTERLY 38.08 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET; THE CHORD OF SAID CURVE BEARS SOUTH 72 DEGREES 11 MINUTES 25 SECONDS EAST, 36.95; THENCE NORTH 83 DEGREES 34 MINUTES 13 SECONDS EAST 7.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 14 DEGREES 43 MINUTES 26 SECONDS WEST 189.95 FEET TO THE TERMINUS OF SAID ACCESS CONTROL LINE, ALL IN THE CITY OF CHICAGO, COUNTY OF COOK IN THE STATE OF ILLINOIS.

6. TERMS, COVENANTS AND CONDITIONS CONTAINED IN THE MEMORANDUM OF OPTION AGREEMENT MADE BY AND BETWEEN SB 1001 TIME LLC AND WICKER PARK PROPERTIES, INC. DATED JUNE 8, 2012.

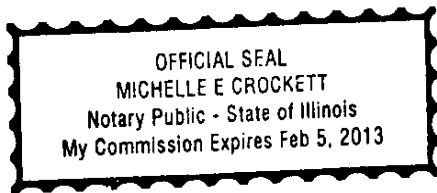
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STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated June 8, 2012 Signature: Laura Hollenbr
Grantor or Agent

Subscribed and sworn to before me by the
said agent for grantor
this 8th day of June

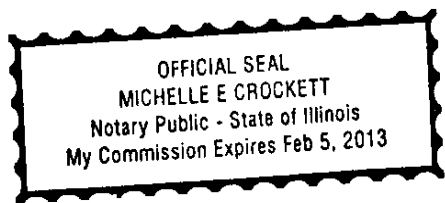


2012
Michelle E. Crockett
Notary Public

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.

Dated June 8, 2012 Signature: Laura Hollenbr
Grantor or Agent

Subscribed and sworn to before me by the
said agent for grantee
this 8th day of June



2012
Michelle E. Crockett
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]