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This instrument was prepared by:

Jack Edelbrock Mayer Brown LLP 71 South Wacker Drive Chicago, Illinois 60606



Doc#: 1217334043 Fee: \$50.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 06/21/2012 10:20 AM Pg: 1 of 7

After recording return to:

Mary Ann Murray Burke Burns & Pinelli, Ltd. 70 W. Madison Street Suite 4300 Chicago, Illinois 60602

Above Space for Recorder's Use

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT Joseph T. Ryerson & Son, Inc., a Delaware corporation, whose address is 2671 West 15th Place, Chicago, Illinois 60608 ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt, adequacy and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto Chicago Film Studios South, LLC, an Illinois limited liability company, whose address is 1658 North Milwaukee Avenue, Suite 156, Chicago, Illinois 60647 ("Grantee"), the following described real property located in the County of Coo'c, State of Illinois and legally described as follows:

See **Exhibit A** and hereby made a part hereof.

Together with all and singular the hereditaments and appurtenances the reunto belonging, or in anywise appertaining, all the reversion and reversions, remainder and renounders, 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 property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD said property, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that said property against all persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will WARRANT AND DEFEND, subject to: the Permitted Title Exceptions, as described on **Exhibit B** attached hereto and hereby made a part hereof.

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 15 day of June, 2012.

Joseph T. Ryerson & Son, Inc., a Delaware

corporation

Name: William S. Jol

Title: Vice President

State of Illinois

County of Cook

I, the undersigned, a Nota y Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William S. Johnson as the Vice President of Joseph T. Ryerson & Son, Inc., personally known to me, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowled ged that he signed and delivered the said instrument as his free and voluntary act for the purposes therein set forth.

Given under my hand and official seal, this Linday of June, 2012.

OFFICIAL SEAL SHARON A HAJIK My Commission Expires Jan 23, 2016

Commission expires: \(\sqrt{2} \)

REAL ESTATE TRANSFER		06/19/2012
	CHICAGO,	\$0.00
	CTK:	\$0.00
100 m	TOTAL:	\$0.00

16-24-404-003-0000 | 20120501604440 | SU8R2T

MAIL SUBSEQUENT TAX BILLS TO:

Chicago Film Studios South, LLC 2558 W. 16TH Street Suite 156 Chicago, Illinois 60608

REAL ESTATE TRANSFER		06/21/2012
	соок	\$2,875.00
	ILLINOIS:	\$5,750.00
	TOTAL:	\$8,625.00

16-24-404-003-0000 | 20120501604440 | Q54L4H

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EXHIBIT A

Legal Description

PARCEL C:

THAT PART OF BLOCK 2 AND THAT PART OF THE 30 FOOT STRIP OF LAND AS "RESERVED FOR THE RIGHT OF WAY FOR RAILROAD TRACKS" LYING EAST OF AND ADJOINING THE EAST LINE OF SAID BLOCK 2. ALL TAKEN AS A TRACT, EXCEPTING THEREFROM THAT PART THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID BLOCK 2 WITH A LINE 60.00 FEET (AS MEASURED PERPENDICULARLY) WEST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK; THENCE SOUTHERLY ALONG SAID PARALLEL LINE 44,00 FEET TO THE NORTHWEST CORNER OF LAND AS DESCRIBED IN DOCUMENT NUMBER 140,6003 RECORDED MAY 1, 1947, THENCE EAST ALONG THE BOUNDARY LINE OF SAID LAND AS DESCRUJED IN DOCUMENT NUMBER 14046993, SAID BOUNDARY LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE AFORESAID NORTHWEST CORNER OF SAID LAND THEN CE FASTERLY PARALLEL WITH THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 21.15 FEF 7: FRENCE SOUTH 16 DEGREES 54 MINUTES EAST 24.00 FEET; THENCE SOUTH 20 DEGREES 42 MINUTES EAST 66.96 FEET; THENCE EASTERLY CROSSING THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 11.10 FEET; THENCE SOUTHERLY 65.41 FEET TO THE SOUTHEAST CORNER OF SAID LAND AS DESCRIBED IN 27 CUMENT NUMBER 14046993 ALSO EXCEPTING FROM THE AFORESAID TRACT THAT PART LYING FASTERLY OF THE EASTERLY LINE OF LAND AS DESCRIBED IN DOCUMENT NUMBER 17869398 RE L'OR DED JUNE 1, 1960, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE COUTHWEST CORNER OF SAID LAND PER DOCUMENT NUMBER 17869398, BEING A POINT IN THE SOUTH LINE OF SAID BLOCK 2 AND 64.00 FEET EAST OF THE WEST LINE OF THE EAST 100.00 FEET CESAID BLOCK 2; THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 31.58 FEET: I LENCE NORTHERLY ALONG A CURVE TO THE LEFT. HAVING A RADIUS OF 523.0 FEET, A CENTRAL ANG'LE OF 6 DEGREES 58 MINUTES 02 SECONDS, A CHORD OF 63.56 FEET, THE ARC DISTANCE OF 63.60 FFET TO POINT OF TANGENT DISTANT 63.13 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 2 EXTENDED FAST: THENCE NORTHERLY ON A LINE PARALLEL WITH AND 102.90 FEET EAST EASTERLY, AT RIGHT ANGLES FROM SAID WEST LINE OF THE EAST 100 0 OF SAID BLOCK 2, A DISTANCE OF 341.80 FELT TO THE SOUTHEAST CORNER OF OF THE AFORESAID LAND AS DESCRIBED IN DOCUMENT 14046993 ALSO EXCEPTING FROM THE AFORESAID TRACT THE WEST 33.00 FEET OF SAID BLOCK 2 AS DUDICATED FOR STREET PURPOSES PER DOCUMENT NUMBER 3340353 RECORDED JANUARY 9, 1903, ALL 'N THE AFORESAID WALKER'S DOUGLAS PARK ADDITION, IN COOK COUNTY, ILLINOIS.

PARCEL F:

TRACT 1:

THF WEST 348 25 FEET (AS MEASURED ALONG THE NORTH LINE OF BLOCK 5) NORTH CT THE CHICAGO, BURLINGTON AND QUINCY RAILROAD RIGHT OF WAY OF BLOCK 5 OF WALKEP S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHFAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH A STRIP OF LAND 17 FEET WIDE (MEASURED ON EAST AND WEST SIDES THEREOF) LYING NORTH OF AND ADJOINING THE NORT 1 RIGHT OF WAY LINE OF CHICAGO, BURLINGTON AND QUINCY RAILROAD AND ACROSS THE EAST 62,97 FEET OF THE WEST 411,22 FEET OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

TRACT 2

THAT PART OF BLOCK 5 OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING "RAILROAD LANDS", DESCRIBED AS FOLLOW, TO-WIT:

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BEGINNING AT A POINT ON THE SOUTH LINE OF 18TH STREET 348.25 FEET EAST OF THE WEST LINE OF SAID BLOCK, MEASURED ALONG SAID SOUTH LINE (SAID WEST LINE BEING THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION); THENCE RUNNING EAST, ALONG SAID SOUTH LINE, TO A LINE 100 FEET WEST OF THE EAST LINE OF SAID BLOCK (SAID EAST LINE BEING 30 FEET WEST OF THE WEST LINE OF THE 60 FOOT STRIP OF LAND CONVEYED TO THE CHICAGO & GREAT EASTERN RAILWAY COMPANY BY GEORGE S. ROBBINS BY DEED DATED OCTOBER 17, 1864); THENCE SOUTH, PARALLEL TO THE EAST LINE, TO A LINE NORTHERLY OF AND 75 FEET DISTANCE FROM THE NORTHERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY (SAID RIGHT-OF-WAY BEING THE SOUTH LINE OF SAID BLOCK): THENCE SOUTHWESTERLY, PARALLEL TO SAID RIGHT-OF-WAY LINE, 120 FEET; THENCE SOUTH, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID BLOCK, TO A POINT 17 FEET NORTH OF SAID RIGHT-OF-WAY, MEASURED ALONG SAID PARALLEL LINE; THENCE SOUTHWESTERLY, PARALLEL TO SAID RIGHT-OF-WAY LINE TO A POINT 348.25 FEET EAST OF THE WEST LINE OF SAID BLOCK, MEASURED ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID BLOCK: THENCE SOUTH, ALONG A LINE, PARALLEL TO SAID WEST LINE, TO SAID RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY, ALONG SAID RIGHT- OF-WAY LINE, TO A LINE WHICH IS PARALLEL TO THE FAST LINE OF SAID BLOCK AND WHICH PASSES THROUGH THE POINT OF BEGINNING: THENC'L NORTH, ALONG SAID PARALLEL LINE, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT 3

THAT PART OF BLOCK 5 OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUT IT AST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING RAILROAD LANDS), BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID BLOCK WITH A LINE DRAWN 100 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK (SAID EAST LINE BEING 30 FEET WEST OF THE WEST LINE OF THE 60 FOOT STRIP OF LAND CONVEYED TO THE CHICAGO & GREAT EAST ON RAILWAY COMPANY BY GEORGE S. ROBBINS BY DEED DATED OCTOBER 17, 1864); THENCE SOUTH, PARALLEL TO THE EAST LINE, TO A LINE NORTHERLY OF AND 75 FEET DISTANCE FROM THE NORTHERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY (SAID RIGHT-OF-WAY BEING THE SOUTH LINE OF SAID BLOCK), THENCE SOUTHWESTER PARALLEL TO SAID RIGHT-OF-WAY LINE. 120 FEET, THENCE SOUTH, ALONG A LINE PARALLEL TO THE TAST LINE OF SAID BLOCK, TO A POINT 17 FEET (AS MEASURED ALONG A LINE PARALLEL WIT) THE SOUTHEASTERLY LINE OF SAID BLOCK; THENCE NORTHEASTERLY ALONG SAID PARALLEL LEVE TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 411.22 FEET OF SAID BLOCK, THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 411.22 FEET, A DISTANCE OF 17.00 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK: THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF \$2.0 BLOCK 100 FEET TO THE HEREIN DESIGNATED PLACE OF BEGINNING, ALL IN COOK COUNTY, IL LINOIS.

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PARCEL G:

TRACT I:

LOTS 1 THROUGH 25, INCLUSIVE, IN THE SUBDIVISION OF THE NORTH 141 FEET OF BLOCK 4 OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

TRACT 2:

LOTS 1 THROUGH 25, INCLUSIVE, IN THE SUBDIVISION OF BLOCK 4 (EXCEPT THE NORTH 141 FEET THEREOF) OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL H:

LOTS 26 TO 42, INCL', SIVE, IN THE SUBDIVISION OF BLOCK 4 (EXCEPT THE NORTH 14) FEET THEREOF) OF WALKER'S D'OUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHLAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT RAILROAD LANDS).

PARCEL I:

LOTS 51 THROUGH 100, INCLUSIVE, ALL PARLOCK 3 OF WALKERS DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24. TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL J:

LOTS 18 THROUGH 25, INCLUSIVE, ALL IN BLOCK 3 OF WALKERS DOUGLAS PARK ADDITION, A SUBDIVISION OF THE

EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH. RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL O:

LOTS 32 TO 39 INCLUSIVE. (EXCEPT THE NORTH 7 FEET 11 ½ INCHES OF SAID LC T 39) AND THAT PART OF LOTS 29, 20, AND 31 IN BLOCK 3 IN MCMAHAN'S SUBDIVISION OF THE WEST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING GAT THE NORTHEAST CORNER, OF LOT 31, RUNNING THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT 31, THENCE SOUTH ON THE WEST LINE OF LOTS 29, 30, AND 31 TO A POINT 0.3 OF A FOOT SOUTH OF THE NORTHWEST CORNER OF SAID LOT 29, THENCE NORTHEASTERLY ON A STRAIGHT LINE TO A POINT IN THE EAST LINE OF SAID LOT 31, WHICH POINT IS 13.8 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, THENCE NORTH 13.8 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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TOGETHER WITH THE VACATED STREETS AND ALLEYS, AS FOLLOWS

- 1. THAT PART OF VACATED ROCKWELL STREET LYING SOUTH OF 16TH STREET AND NORTH OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD (VACATED BY DOCUMENT 97841683) EXCEPTING THEREFROM THAT PART CONVEYED IN SPECIAL WARRANTY DEED RECORDED MARCH 17, 2011 AS DOCUMENT 1107644042.
- 2. THE SOUTH 1/2 OF VACATED 17TH STREET LYING NORTH OF AND ADJOINING AFORESAID PARCEL F (VACATED BY DOCUMENT 88222848)
- 3. THAT PART OF VACATED 18TH STREET LYING BETWEEN AFORESAID PARCELS C AND 1 TO THE NORTH AND F AND G TO THE SOUTH (VACATED BY DOCUMENT 25616478)
- 4. THAT PAR? OF VACATED 18TH PLACE LYING BETWEEN AFORESAID PARCEL G TO THE NORTH AND AFORESAID PARCEL H TO THE SOUTH TO THE WEST LINE OF VACATED ROCKWELL ST (VACATED BY DECUMENT 15722874)
- 5. THAT PART OF VACATED 18TH PLACE LYING SOUTH OF AFORESAID PARCEL H TO THE WEST LINE OF VACATED ROCKWELL TIREET (VACATED BY DOCUMENT 25616478)
- 6. VACATED ALLEY SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 51 TO 75, BOTH INCLUSIVE, AND NORTH OF AND APJOINING THE NORTH LINE OF LOTS 76 TO 100, BOTH INCLUSIVE, IN THE SUBDIVISION OF BLOCK 2 OF WALKERS DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- 7. VACATED ALLEY SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 TO 25 SOUTH INCLUSIVE IN THE SUBDIVISION OF THE NORTH 141 FEET (F BLOCK 4 OF WALKER'S DOUGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 1 TO 25 BOTH INCLUSIVE IN THE SUBDIVISION OF BLOCK 4 (EXCEPT THE NORTH 141 FEET THEREOF) OF WALKER'S LOGGLAS PARK ADDITION, A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS.

Permanent Index Number(s):

16-24-411-001-0000, 16-24-411-002-0000, 16-24-409-040-0000, 16-24-409-038-0000, 16-24-411-006-0000, 16-24-409-039-0000, 16-24-410-001-0000, 16-24-403-055-0000, 16-24-402-047-0000, 16-24-402-025-0000, 16-24-408-043-0000, 16-24-404-003-0000 16-24-504-017-0000

Common Address:

2621 WEST 15TH PLACE CHICAGO, IL 60608

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EXHIBIT B

Permitted Title Exceptions

- All matters expressed in Stewart Title Guaranty Company Commitment for Title Insurance, File Number 12000030328, effective date February 23, 2012, a copy of which has been provided to the Grantee, but not including the following items in Schedule B II to such Commitment, Exceptions 1, 2, 26, 28 and 56 [to the extent entered into by Grantor], all of which constitute matters as to which the Grantor's foregoing warranty of title extends.
- All zoring and building laws, ordinances, maps, resolutions, and regulations of all 2. governmental artificities having jurisdiction which affect the property and the use and improvement thereot:
- All other matters of record, if any, 3.
- 4. 2009, last revised 5/31/2012, Job No. 1202301;
- ny state of facts
 it revised 5/31/2012, Jo.

 Any state of facts which a personal...
 lisclose; and

 Matters arising from acts of the Grantee. Any state of facts which a personal inspection of the property made at the time of Closing 5. would disclose; and
- 6.