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SPECIAL WARRANTY DEED

This Indenture, made as of the 13th day of September, 2012, between CCD-Halsted Jackson, LLC, an Illinois limited liability company, c/o Mark IV Realty, Inc., 600 West Jackson, Suite 275, Chicago, IL 60661, party of the first part, and 768 West Jackson, LLC, a Delaware limited liability company, c/o Joseph Slezak, 1645 West School, #409, Chicago, IL 60657, party of the second part,



Doc#: 1227233047 Fee: \$44.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 09/28/2012 10:28 AM Pg: 1 of 4

WITNESSETH, that the party of the first part, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged by these presents does REMISE, RELEASE, ALIENATE and CONVEY unto the party of the second part, FOREVER, all of the following described real estate situated in the County of Cook, in the State of Illinois, known and described as follows to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way 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 the party of the first part, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as described above with the appurtenances, unto the party of the second part, 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 and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the "Permitted Exceptions" as set forth in Exhibit B attached hereto and made a part hereof.

[Rest of page is intentionally left blank. Signature and notary are on the next page.]

Box 400-CTCC

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

CCD-HALSTED JACKSON, LLC,
an Illinois limited liability company

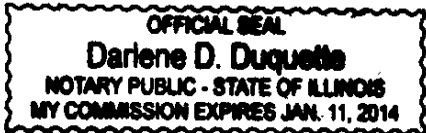
By: *John L. Marks*
John L. Marks, Manager

By: *George J. Marks*
George J. Marks, Manager

STATE OF IL)
COUNTY OF Cook) ss.

I, *Darlene D. Duquette*, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *John L. Marks* and *George J. Marks* as the Managers of CCD-Halsted Jackson, LLC, an Illinois limited liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Managers, appeared before me this day in person and acknowledged that, as such Managers, they signed and delivered the said instrument, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13th day of Sept., 2012



Darlene D. Duquette
Notary Public
My Commission expires: 1-11-14

This instrument was prepared by:

Anthony L. Frink
Holland & Knight LLP
131 South Dearborn Street, 30th Floor
Chicago, Illinois 60603

Record and Mail to:

c/o Joseph Slezak
1645 West School, #409
Chicago, IL 60657

Send Subsequent Tax Bills to:

c/o Joseph Slezak
1645 West School, #409
Chicago, IL 60657

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EXHIBIT A

PARCEL 1:

LOT 3 AND THE SOUTH 58-11/12 FEET OF LOT 4 IN THE SUBDIVISION OF LOT 8 IN BLANCHARD'S SUBDIVISION OF BLOCK 3 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

LOT 3 IN THE SUBDIVISION OF THE WEST 55.00 FEET OF LOT 7 (EXCEPT THAT PART OFF THE NORTH END THEREOF TAKEN FOR QUINCY STREET) IN BLANCHARD'S SUBDIVISION OF BLOCK 3 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 10.50 FEET OF THE NORTH 87.00 FEET OF LOT 1 IN THE SUBDIVISION OF THE WEST 55.00 FEET OF LOT 7 (EXCEPT THAT PART OFF THE NORTH END THEREOF TAKEN FOR QUINCY STREET) IN BLANCHARD'S SUBDIVISION OF BLOCK 3 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


PARCEL 3:



LOT 1 (EXCEPT THE WEST 10.50 FEET OF THE NORTH 87.00 FEET; EXCEPT THE EAST 6.50 FEET OF THE NORTH 95.00 FEET AND EXCEPT THE EAST 17 FEET OF THE SOUTH 4.00 FEET THEREOF) AND THE WEST 8 FEET OF LOT 2 IN THE SUBDIVISION OF THE WEST 55.00 FEET OF LOT 7 (EXCEPT THAT PART OFF THE NORTH END THEREOF TAKEN FOR QUINCY STREET) IN BLANCHARD'S SUBDIVISION OF BLOCK 3 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 768 West Jackson Boulevard, Chicago, Illinois 60661

PINs: 17-16-110-005-0000

Part of 17-16-110-006-0000

REAL ESTATE TRANSFER		09/17/2012
	CHICAGO:	\$41,475.00
	CTA:	\$16,590.00
	TOTAL:	\$58,065.00
17-16-110-005-0000 20120901601466 FW3T8E		

REAL ESTATE TRANSFER		09/17/2012
		COOK \$2,765.00
		ILLINOIS: \$5,530.00
		TOTAL: \$8,295.00
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EXHIBIT B

(1) covenants, conditions and restrictions of record and private, public and utility easements and roads and highways, if any; (2) real estate taxes and installments of special taxes and assessments not yet due and payable; (3) zoning, building and use restriction laws or ordinances; (4) acts done or suffered by party of the second part; and (5) such other exceptions contained in the title policy issued to and accepted by party of the second part contemporaneously with the execution and recordation of this deed and insuring party of the second part's interest in the described real estate.

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