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This instrument was prepared by Matthew Heinke
Attorney for Wells Street Flats LLC
720 East Wisconsin Avenue,
Milwaukee, Wisconsin 53202

Doc#: 1315719081 Fee: \$52.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/06/2013 03:43 PM Pg: 1 of 8

AFTER RECORDING, RETURN TO:

Todd M. Stennes
Dentons US LLP
233 South Wacker Drive, Suite 7800
Chicago, IL 60606

SPECIAL WARRANTY DEED

JV 333578

THIS SPECIAL WARRANTY DEED is made as of this 5th day of June, 2013, between WELLS STREET FLATS LLC, a Delaware limited liability company ("Grantor") and HART 1225 OLD TOWN, LLC, a Delaware limited liability company ("Grantee").

Grantor, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration from Grantee, the receipt whereof is hereby acknowledged, does hereby grant and convey to Grantee, its [heirs], successors, and assigns, the real property situated in the County of Cook and State of Illinois, which is more particularly described on Schedule 1 hereto, together with any appurtenances thereto, and together with any estate, right, title, interest, or claim of Grantor, either in law or equity, to the above premises, but SUBJECT, HOWEVER, TO:

1. Real estate taxes not yet due and payable;
2. General and special assessments payable after the date hereof;
3. Liens, claims, easements, covenants, restrictions, encumbrances, and other matters of record;
4. Zoning and other laws, ordinances, and regulations;
5. Public utility, drainage, and highway easements, whether or not of record;
6. Rights of parties in possession;
7. Encroachments and other matters which would be disclosed by an accurate survey or an inspection of the above premise;
8. Reservation of the East 7.00 Feet of Lots 23, 24 and 25 and the East 7.00 Feet of the North 13.00 Feet of Lot 26 of Parcel 7 for an alley as contained in the Warranty Deed from Abner Reeves to Charles A. Blandrock dated November 6, 1865 and recorded November 15, 1865 as Document 104905 and re-recorded October 18, 1872 as Document 63168 (Book 173/440) also in the Warranty Deed from Charles D. Blandrock and wife to Theodore Schauer dated September 1, 1873 and recorded October 22, 1873 as Document 132017 (Book 345/19) and in subsequent conveyances.

NCS 590312 MR 5 #6

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9. Terms, conditions, and limitations contained in the No Further Remediation Letter issued by the Illinois Environmental Protection Agency and recorded December 23, 2003, as Document 0335710086.
10. Terms, conditions, and limitations contained in the No Further Remediation Letter issued by the Illinois Environmental Protection Agency and recorded May 8, 2013, as Document 1312813054.

The Grantor hereby covenants with Grantee, its heirs, successors, and assigns, to forever WARRANT AND DEFEND the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but none other.

[Signatures on following page]

REAL ESTATE TRANSFER 06/06/2013



COOK \$78,453.25
ILLINOIS: \$156,906.50
TOTAL: \$235,359.75

17-04-221-007-0000 | 20130501601319 | 9CY9CT

REAL ESTATE TRANSFER 06/06/2013



CHICAGO: \$1,176,798.75
CTA: \$470,719.50
TOTAL: \$1,647,518.25

17-04-221-007-0000 | 20130501601319 | 4SLZMQ

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IN WITNESS WHEREOF, this deed has been executed to be effective as of the day and year first written above.

Grantor: WELLS STREET FLATS LLC, a Delaware limited liability company

By: The Northwestern Mutual Life Insurance Company,
a Wisconsin corporation, its member

By: Northwestern Mutual Real Estate Investments,
LLC, a Delaware limited liability company, its
wholly-owned affiliate and authorized representative

By: Paul J. Hanson SE
Name: Paul J. Hanson
Its: Managing Director

By: Wells Street Flats Holdings LLC, a Delaware limited liability company

By: Hines WSF Associates Limited Partnership,
a Texas limited partnership, its Managing Member

By: Hines WSF GP LLC, a Delaware limited liability company,
its general partner

By: Hines Interests Limited Partnership, a Delaware limited
partnership, its sole member

By: Hines Holdings, Inc., a Texas corporation,
its general partner

By: _____
Name: _____
Title: _____

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, this deed has been executed to be effective as of the day and year first written above.

Grantor: WELLS STREET FLATS LLC, a Delaware limited liability company

By: The Northwestern Mutual Life Insurance Company,
a Wisconsin corporation, its member

By: Northwestern Mutual Real Estate Investments,
LLC, a Delaware limited liability company, its
wholly-owned affiliate and authorized representative

By: _____
Name: Paul J. Hanson
Its: Managing Director

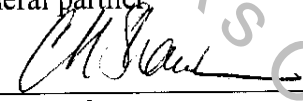
By: Wells Street Flats Holdings LLC, a Delaware limited liability company

By: Hines WSF Associates Limited Partnership,
a Texas limited partnership, its Managing Member

By: Hines WSF GP LLC, a Delaware limited liability company,
its general partner

By: Hines Interests Limited Partnership, a Delaware limited
partnership, its sole member

By: Hines Holdings, Inc., a Texas corporation,
its general partner

By: 

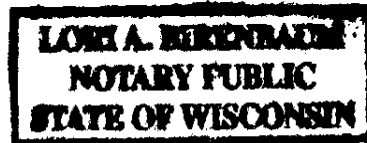
(Su) Name: C. KEVIN SHANNAHAN
Title: SENIOR MANAGING DIRECTOR/CEO

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STATE OF WISCONSIN)
) SS.
COUNTY OF MILWAUKEE)

On this 3rd day of June, 2013, before me appeared Paul J. Hanson, who is personally to me known and known to me to be a Managing Director of Northwestern Mutual Real Estate Investments, LLC, a Delaware limited liability company, and to be the same person who, as such officer on behalf of Northwestern Mutual Real Estate Investments, LLC in its capacity as wholly-owned affiliate and authorized representative of The Northwestern Mutual Life Insurance Company, a Wisconsin corporation, executed the foregoing instrument of writing in the name of Northwestern Mutual Real Estate Investments, LLC and duly and severally acknowledged the execution thereof as the free act and deed of said limited liability company in its capacity as a member of Wells Street Flats LLC.

Lori A. Berenbaum
Notary Public, State of Wisconsin
My commission expires: March 31, 2015



PROVIDENT County Clerk's Office

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SCHEDULE 1 TO
SPECIAL WARRANTY DEED
LEGAL DESCRIPTION

ALL OF THE REAL ESTATE DESCRIBED AS FOLLOWS:

PARCEL 1:

THE WEST 163.00 FEET OF LOT 59 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 22, 23, 24 AND 25 AND THE NORTH 13.00 FEET OF LOT 26 IN ABNER REEFE'S SUBDIVISION OF LOTS 44, 47, 48, 57 AND 58 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING THE LAST DESCRIPTION OF RECORD;

ALSO BEING KNOWN AS LOTS 22, 23, 24, AND 25 AND THE NORTH 13.00 FEET OF LOT 26 IN THE SUBDIVISION OF LOTS 44, 47, 48, 57, AND 58 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, SAID SUBDIVISION SOMETIMES REFERRED TO AS "ABNER REEFE'S SUBDIVISION", "REEVES' SUBDIVISION", "REEVES SUBDIVISION", AND "REAVE'S SUBDIVISION".

PARCEL 3:

THE SOUTH 9.00 FEET OF LOT 26 AND ALL OF LOT 27 (EXCEPT SOUTH 3.00 FEET THEREOF) IN REEVES SUBDIVISION OF BLOCKS 44, 47, 48, 57 AND 58 OF BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING THE LAST DESCRIPTION OF RECORD;

ALSO BEING KNOWN AS THE SOUTH 9.00 FEET OF LOT 26 AND ALL OF LOT 27 (EXCEPT THE SOUTH 3.00 FEET THEREOF) IN THE SUBDIVISION OF LOTS 44, 47, 48, 57, AND 58 OF BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID SUBDIVISION SOMETIMES REFERRED TO AS "ABNER REEFE'S SUBDIVISION", "REEVES' SUBDIVISION", "REEVES SUBDIVISION", AND "REAVE'S SUBDIVISION".

PARCEL 4:

LOT 7 IN OWNERS RESUBDIVISION OF ORIGINAL LOTS 55 AND 56 AND PART OF ORIGINAL LOTS 46, 47, 48, 49, 50, 54 AND 57 OF BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 5:

LOTS 4, 5 AND 6 IN OWNERS RESUBDIVISION OF ORIGINAL LOTS 55 AND 56 AND PART OF ORIGINAL LOTS 46, 47, 48, 49, 50, 54 AND 57 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THE SOUTH 1/2 (EXCEPT THE EAST 102.00 FEET THEREOF AND EXCEPT A PUBLIC ALLEY) OF LOT 55 IN BRONSON'S ADDITION TO CHICAGO, SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS LOT 3 IN OWNERS RESUBDIVISION OF ORIGINAL LOTS 55 AND 56 ALL IN COOK COUNTY, ILLINOIS.

PARCEL 7:

LOT 1 IN THE SUBDIVISION OF LOTS 53 AND 54 EXCEPT THE EAST 92.00 FEET OF SAID LOT 54 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.