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Chicago, IL 60606
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Doc#: 1336529007 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/31/2013 11:03 AM Pg: 1 of 5

**This instrument prepared by and
upon recording return to:**

Brian J. Pleviak, Esq.
Ginsberg Jacobs LLC
300 South Wacker Drive, Suite 2750
Chicago, IL 60606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 10th day of December, 2013, by 17005 SOUTH WALLACE AVENUE ASSOCIATES, a Delaware limited liability company ("Grantor"), whose address is c/o Alliance Commercial Partners, LLC, 165 South Union Blvd., Suite 510, Lakewood, CO 80228, in favor of MIF 17005 S. WALLACE (SOUTH HOLLAND), LLC, an Illinois limited liability company ("Grantee"), whose address is 9450 W. Bryn Mawr, Suite 550, Rosemont, Illinois 60018, Attention: Justin P. Fierz.

WITNESSETH, THAT, Grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto Grantee all the real property, together with improvements, if any, situate, lying and being in the County of Cook, State of Illinois, legally described as follows (the "Property"):

See Exhibit A, attached hereto and incorporated herein by this reference.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainders and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the Property, and the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, subject to the Permitted Exceptions as set forth on Exhibit B attached hereto and incorporated herein by this reference.

[Grantor's signature and acknowledgement on following page]

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IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

17005 SOUTH WALLACE AVENUE
ASSOCIATES, LLC, a Delaware limited liability company

By: Alliance Real Estate Value Fund IV, LLC, a Delaware limited liability company, its Managing Member


By: AVF Management, LLC, a Colorado limited liability company, its Managing Member

By:
Name: David E. Ramsay
Title: Voting Member

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

DEC. 30. 13



REVENUE STAMP

0000017585

REAL ESTATE TRANSFER TAX
00408.00
FP 103042

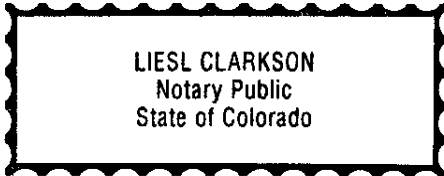
STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me this 6th day of December, 2013, by David E. Ramsay, as Voting Member of AVF Management, LLC, a Colorado limited liability company, Managing Member of Alliance Real Estate Value Fund IV, LLC, a Delaware limited liability company, Managing Member of 17005 SOUTH WALLACE AVENUE ASSOCIATES, LLC, a Delaware limited liability company, for and on behalf of said limited liability company.

WITNESS my hand and official seal.

My commission expires: 2/29/2016


Notary Public
Address: 165 South Union Boulevard, Suite 510
Lakewood, CO 80228



STATE TAX

STATE OF ILLINOIS

DEC. 30. 13



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000017735

REAL ESTATE TRANSFER TAX
00816.00
FP 103037

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EXHIBIT A

LEGAL DESCRIPTION

Lot 2 in South Holland Industrial Park, being a Subdivision of a part of the Northwest 1/4 of Section 28, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded February 7, 1969 as Document Number 20751871, in Cook County, Illinois.

P.I.N. 29-28-105-001-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.
2. BUILDING SETBACK LINE OF 25 FEET FROM THE NORTHERLY AND WESTERLY LOT LINES AS SHOWN ON THE PLAT OF SUBDIVISION.
3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE PLAT OF SOUTH HOLLAND INDUSTRIAL PARK SUBDIVISION RECORDED AS DOCUMENT 20751871 CONCERNING DRAINAGE AND OBSTRUCTIONS AND IMPEDIMENTS TO THE FREE FLOW SURFACE WATER AS PROVIDED IN ORDINANCE RECORDED AS INSTRUMENT 18535554.
4. AN EASEMENT FOR UTILITY PURPOSES IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY EASEMENT RECORDED AS DOCUMENT NO. 20805032. (AFFECTS THE EASTERLY 5 FEET OF THE PROPERTY)
5. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED AS DOCUMENT NUMBER 21474289.
6. RIGHTS OF THERMAL INDUSTRIES, INC., A DELAWARE CORPORATION AND EXHIBIT SOURCE, INC., AN ILLINOIS CORPORATION, PARTIES IN POSSESSION BY REASON OF UNRECORDED LEASES.
7. THOSE MATTERS DEPICTED ON A.L.T.A./A.C.S.M. LAND TITLE SURVEY PREPARED BY ROBINSON ENGINEERING, LTD., UNDER JOB NO. S13-08-009, DATED SEPTEMBER 11, 2013.

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **17005 South Wallace Avenue Associates LLC**
Mailing Address: **165 S. Union Blvd., Ste 510, Lakewood, CO 80228**
Telephone No.: **(303) 986-2222**
Attorney or Agent: **Wendy Casady - Bryan Cave PC**
Telephone No.: **(303) 866-0384**
Fax No. **(303) 780-4156**
Property Address: **17005-17045 S. Wallace
South Holland, IL 60473**
Property Index Number (PIN): **29-28-105-001-0000**
Water Account Number: **0210138500/0210138600/0210138000/0210137000**
Date of Issuance: **12/6/13**

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on December 6, 13 by

Michelle R. Moody
(Signature of Notary Public)
(SEAL)

VILLAGE OF SOUTH HOLLAND

By: Michael Veronie 12/6/2013
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.