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This document was prepared by
and when recorded shall be returned to:

Dean J. Marks, Esq.
Sterling Bay Companies
1040 W. Randolph Street
Chicago, IL 60607



Doc#: 1426744048 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/24/2014 12:39 PM Pg: 1 of 5

Leave space for Recorder's Use

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT LW RETAIL, LLC, an Illinois limited liability company having its principal office at 1425 Walnut Street, Suite 300, Philadelphia, PA 19102 ("Grantor") for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does **GRANT, BARGAIN AND SELL** to 221 N LASALLE, LLC, a Delaware limited liability company having its principal office at 1040 W. Randolph St., Chicago, IL 60607 ("Grantee"), its successors and assigns the land situated in the county of Cook and the State of Illinois described on Exhibit A attached hereto and made a part hereof (the "Land") together with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to such Land (all of the foregoing being hereinafter collectively called the "Property").

THIS PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO: the exceptions to title listed on Exhibit B attached hereto (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, Grantee's successors and assigns and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof through or under Grantor but not otherwise subject however to the Permitted Exceptions.

REAL ESTATE TRANSFER TAX		23-Sep-2014
	CHICAGO:	50,250.00
	CTA:	20,100.00
	TOTAL:	70,350.00

17-09-419-058-0000 | 20140901631352 | 1-408-709-760

REAL ESTATE TRANSFER TAX		23-Sep-2014
	COUNTY:	3,350.00
	ILLINOIS:	6,700.00
	TOTAL:	10,050.00

17-09-419-058-0000 | 20140901631352 | 0-844-969-088

First American Title Order #

h 2014
MS 680021

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IN WITNESS WHEREOF GRANTOR has caused its name to be signed by its duly authorized officer this 2nd day of September, 2014.

GRANTOR:

LW RETAIL, LLC, an Illinois limited liability company

By: [Signature]
 Name: Reed J. Slogoff
 Its: Manager

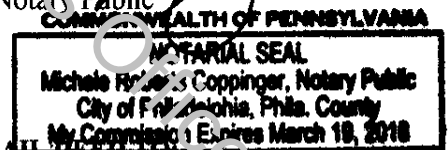
ACKNOWLEDGMENT

State of PA
 County of Phila. ss.

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DOES HEREBY CERTIFY that Reed Slogoff, the Manager, of LW RETAIL, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of September, 2014.
 Commission expires 3/19/18

Notary Public



MAIL SUBSEQUENT TAX BILLS TO:

221 N. LaSalle, LLC
 c/o Sterling Bay Companies, LLC
 1040 West Randolph
 Chicago, Illinois 60607
 Attention: Eric Helfand

AFTER RECORDING MAIL TO:

221 N. LaSalle, LLC
 c/o Sterling Bay Companies, LLC
 1040 West Randolph
 Chicago, Illinois 60607
 Attention: Dean Marks

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EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

LOT(S) 1N1, 1N2, 1N3, 1P1, 1P2, 1P3, 1L, 1M, 1D1, 1H, 1J and 1K IN THE LASALLE-WACKER SUBDIVISION RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON SEPTEMBER 4, 2008 AS DOCUMENT NUMBER 0824816018 BEING A SUBDIVISION OF PART OF LOTS 3 AND 4 IN BLOCK 18 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF LOT 4 TAKEN FOR THE WIDENING OF NORTH LASALLE STREET, IN COOK COUNTY, ILLINOIS.

Address of Property: Lots 1N1, 1N2, 1N3, 1P1, 1P2, 1P3, 1L, 1M, 1D1, 1H, 1J and 1K at 221 N. LaSalle Street, Chicago, Illinois 60601

Permanent Index No.: 17-09-419-058; 17-09-419-059; 17-09-419-060; 17-09-419-061; 17-09-419-062;
17-09-419-063; 17-09-419-056; 17-09-419-057; 17-09-419-048; 17-09-419-053;
17-09-419-054; 17-09-419-055

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EXHIBIT B TO SPECIAL WARRANTY DEED

1. General real estate taxes for the year 2014 and subsequent years, a lien not yet due or payable.
2. Terms, provisions, and conditions of the Memorandum of Agreement by Unicom Thermal Technologies Inc., and The Lurie Company dated October 13, 1997 and recorded November 25, 1997 as document 97885604 relating to Chilled Water Service Agreement.
3. The land lies within the boundaries of a Special Service Area as disclosed by ordinance recorded February 19, 1991 as document 91075841 and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances. None due or payable as of date of Policy.
4. Terms and conditions contained in the Agreement of Adjacent Property Owners Regarding Setbacks and Easements for Light, Air and View dated October 19, 2006 and recorded October 23, 2006 as document 0629639026 made by and between LaSalle Wacker Building, LLC, a Delaware limited liability company and 111 West Wacker Associates, LLC, an Illinois limited liability company, creating the easements described in Exhibit A.
5. Terms and conditions contained in the Easement Agreement dated October 23, 2006 and recorded October 23, 2006 as document 0629639027 and re-recorded October 23, 2006 as document 0629631087 made by and between LaSalle Wacker Building, LLC, a Delaware limited liability company and 111 West Wacker Associates, LLC, an Illinois limited liability company, creating the easements described in Exhibit A.
6. Terms, conditions and provisions of the Declaration of Covenants, Restrictions and Easements for the LaSalle Wacker dated August 11, 2006 and recorded September 4, 2008 as document 0824816018 creating the easements described in Schedule A, together with the rights of the adjoining owners in and to the concurrent use of said easement.

Amended by First Amendment to Declaration of Covenants, Restrictions and Easements for the LaSalle Wacker made by 221 N. LaSalle Partners, LLC dated May 4, 2009 and recorded May 8, 2009 as document 0912845088.

Amendment to By-Laws of the Association contained in Certificate recorded October 15, 2013 as document 1328844038.

7. Terms, conditions and provisions of the Easement Agreement dated May 4, 2009 and recorded May 8, 2009 as document 0912845091.
8. Survey made by National Survey Service, Inc., as Survey No. N-129436, dated July 28, 2014, discloses the following.
 - (a) Encroachment of iron guard rails over the South line of the land onto public right-of-way.
 - (b) Encroachment of overhead sign over the South line of the land onto public right-of-way.
 - (c) Encroachment of overhead sign with clock over the North and East line of the land onto public right-of-way.
 - (d) Encroachment of loading dock ramp over the North line of the land onto lower Wacker Drive.
 - (e) Encroachment of canvas canopies over West line of the land onto public right-of-way.
 - (f) Encroachment of fire escape over South line of the land onto public right-of-way.

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- (g) Planters located in public right-of-way for West Wacker Drive; ownership unknown.
9. Rights of those certain tenants, as tenants only, without rights or purchase or first refusal to purchase, as set-forth on the Rent Roll attached hereto.

