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This document was prepared by
John T. Riordan, Esq.
900 North Michigan Avenue, Suite 1000
Chicago, IL 60611

And return once recorded to
and mail subsequent tax bills to:
Chicago BT Property, LLC,
c/o GlenStar Properties, LLC
Attn: Michael Giese
141 W. Jackson Blvd, Ste 950
Chicago, IL 60604-2952



Doc#: 1435344074 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/19/2014 04:20 PM Pg: 1 of 7

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of this 19th day of December, 2014, by **US CHICAGO BT, LLC**, a Delaware limited liability company, whose address is c/o Oaktree Capital Management, L.P., 1301 Avenue of the Americas, 34th Floor, New York, New York 10019 ("**Grantor**") to **CHICAGO BT PROPERTY, LLC**, a Delaware limited liability company, whose address is c/o Oaktree Capital Management, L.P., 1301 Avenue of the Americas, 34th Floor, New York, New York 10019 ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby remise, release, alienate and convey, unto the Grantee, and its successors and assigns forever, the real property, together with all improvements thereon owned by Grantor, if any, situated, lying and being in the City of Chicago, Cook County, State of Illinois, more particularly described on Exhibit A attached hereto (the "**Property**").

COMMON STREET ADDRESS: 141 West Jackson Boulevard, Chicago, Illinois

PROPERTY INDEX NUMBERS:

17-16-230-003-0000

17-16-230-005-0000

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversions or reversions, remainders or remainders, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described Property;

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TO HAVE AND TO HOLD the Property with the appurtenances, unto the Grantee, its successors and assigns forever.


And the Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors 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 Grantor is lawfully seized of said real estate in fee simple; and that Grantor has good right and lawful authority to sell and convey said real estate; that Grantor WILL WARRANT AND DEFEND, the title and quiet possession to said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to those matters listed on Schedule B of that certain Commitment for Title Insurance, issued by First American Title Insurance Company as Order Number NCS-685844-HOU1, with an effective date of December [A], 2014.

Exempt under provisions of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Law (35ILCS 200/31-45).

12-19-14
Date

[Signature]
Buyer, Seller or Representative

| REAL ESTATE TRANSFER TAX | | 22-Dec-2014 |
|---|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 17-16-230-003-0000 20141201652408 1-942-362-752 | | |

| REAL ESTATE TRANSFER TAX | | 22-Dec-2014 |
|---|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 |
| 17-16-230-003-0000 20141201652408 2-084-641-408 | | |

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

US CHICAGO BT, LLC,
a Delaware limited liability company

By: Chicago BT REIT, Inc.,
a Maryland corporation,
its Sole Member

By: [Signature]
Name: Michael A. Klein
Its: Vice President

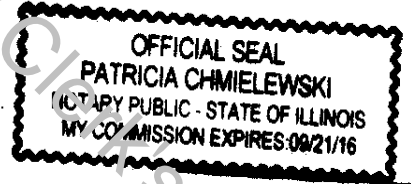
STATE OF Illinois)
COUNTY OF Cook)

The foregoing instrument was acknowledged before me this 18th day of December, 2014, by Michael A. Klein, the Vice President of Chicago BT REIT, Inc., a Maryland corporation, the sole member of US Chicago BT, LLC, a Delaware limited liability company, on behalf of the company.

WITNESS my hand and official seal.

My commission expires: 9/21/16

[Signature]
Notary Public



Property of Cook County Clerk's Office

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EXHIBIT A

Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

Parcel 1:

Blocks 1 and 2 in the Board of Trade Addition to Chicago, being a subdivision of part of Blocks 98 and 115 in School Section Addition to Chicago, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded October 26, 1883, in Book 18 of plats, Page 54, as document 503983, in Cook County, Illinois.

Parcel 2:

A parcel of land, comprised of part of each of Lots 4, 5, 6, 7, and 8, and of part of S. Sherman Street, 60 feet wide, lying West of and adjoining said Lots, all in S. W. Sherman Subdivision of Block 98 in School Section Addition to Chicago, said parcel of land being that part of S. Sherman Street lying West of and adjoining the West line of Lot or Block 1 and West of and adjoining the West line of Lot or Block 2 in the Board of Trade Addition to Chicago, being a subdivision of part of Blocks 98 and 115 in school section addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

Beginning at the point of intersection of the West line of said Lot or Block 1 with a line 180.50 feet, measured perpendicularly, South from and parallel with the North line of said Lot or Block 1, and running thence North 89 degrees 54 minutes 51 seconds West along a Westward extension of said parallel line, a distance of 17.485 feet; thence South Zero degrees 05 minutes 09 seconds West a distance of 216.794 feet to an intersection with the Westward extension of the South line of said Lot or Block 2; thence South 89 degrees 54 minutes 35 seconds East along said Westward extension of the South line of said Lot or Block 2, a distance of 18.383 feet to the Southwest corner of said Lot or Block 2; and thence North Zero degrees 09 minutes 05 seconds West along the West line of said Lot or Block 2 and along the West line of said Lot or Block 1, a distance of 216.798 feet to the point of beginning, in Cook County, Illinois.

Parcel 3:

All that part of South LaSalle Street described as follows:

A parcel of land, comprised of those parts of Lots 12, 13, 18, 19 and 24 in the subdivision of Block 115 in School Section Addition to Chicago, lying within that part of South LaSalle street lying East of and adjoining the East line of Lot or Block 1 and East of and adjoining the East line of Lot or Block 2 in the Board of Trade Addition to Chicago, being a subdivision of part of Blocks 98 and 115 in School Section Addition to Chicago, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows:

Beginning at the point of intersection of the East line of said Lot or Block 1, with a line 180.50 feet, measured perpendicularly, South from and parallel with the North line of said Lot or Block 1, and running thence South 89 degrees 54 minutes 51 seconds East along an Eastward extension of said parallel line, a distance of 18.957 feet; thence South Zero degrees 05 minutes 09 seconds

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West a distance of 216.812 feet to an intersection with the Eastward extension of the South line of said Lot or Block 2; thence North 89 degrees, 54 minutes, 35 seconds West along said Eastward extension of the South line of said Lot or Block 2 a distance of 17.442 feet to the Southeast corner of said Lot or Block 2; and thence North Zero degrees 18 minutes 52 seconds West along the East line of said Lot or Block 2 and along the East line of said Lot or Block 1, a distance of 216.816 feet to the point of beginning, all in Cook County, Illinois.

Parcel 4:

The North 1/2 of all that part of W. Van Buren Street described as follows: a part of the space in W. Van Buren Street lying South of and adjoining the South line of Lot 2 or Block 2, and said South line extended West, in the Board of Trade Addition to Chicago, being a subdivision of parts of Block 98 and 115 in School Section Addition to Chicago, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, which part lies within the vertical extension of the boundaries described as follows:

Beginning on the South line of Lot 2 or Block 2, aforesaid, (being also the North line of W. Van Buren Street) at a point which is 9.25 feet East from the Southwest corner of said Lot 2 or Block 2, and running thence West along said South line and along said South line extended, a distance of 21.12 feet; thence South perpendicular to said last described line, a distance of 66.00 feet to a point on the South line of said W. Van Buren Street, being also the North line of Lot 1 in Peter Temple's Subdivision of Block 99, and that part of the subdivision of Block 114 (taken as a tract, including vacated alleys) all in the aforementioned School Section Addition to Chicago; thence East along the South line of W. Van Buren Street a distance of 21.12 feet, and thence North, a distance of 66.00 feet to the point of beginning, and which part of said space lies above a horizontal plane 68.15 feet above Chicago City Datum and below a horizontal plane 95.05 feet above Chicago City Datum, in Cook County, Illinois, as vacated by ordinance recorded as document 86100377 and as corrected by ordinance recorded as document 86503476.

Parcel 5:

Easement for the benefit of Parcels 1, 2, 3 and 4 taken as a single tract, as provided in Declaration of Easements, Covenants and Restrictions dated April 23, 2012 and recorded April 26, 2012 as document 1211734060 and created in conjunction with deed from Board of Trade of the City of Chicago, Inc. to US Chicago BT, LLC dated April 23, 2012 and recorded April 26, 2012 as document 1211734059 for pedestrian ingress and egress over and through the Internal Pedestrian Easements as defined therein, pedestrian and vehicular ingress to and egress from the East Building Ground Level Access Easement as defined therein, and for repair and maintenance, and for encroachments, over the East Building Parcel as defined therein, and for pedestrian ingress and egress over the Parking Garage Easement as defined therein.

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STATEMENT BY GRANTOR AND GRANTEE

US Chicago BT, LLC, a Delaware limited liability company (the "Grantor") affirms that, to the best of its knowledge, the name of the Grantee shown on the deed is a foreign limited liability company authorized to do business or acquire and hold title to real estate in Illinois.

Dated December 19, 2014

US CHICAGO BT, LLC,
a Delaware limited liability company

By: Chicago BT REIT, Inc.,
a Maryland corporation,
its Sole Member

By: [Signature]
Name: Michael A. Klein
Title: Vice President

Subscribed and sworn to before me by Michael A. Klein, the Vice President of Chicago BT REIT, Inc., a Maryland corporation, the sole member of US Chicago BT, LLC, a Delaware limited liability company, on behalf of the company, on this 19th day of December, 2014.

WITNESS my hand and official seal.

My Commission Expires: 9/21/16

Notary Public [Signature]

[The rest of this page intentionally left blank.]



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Chicago BT Property, LLC, a Delaware limited liability company (the "Grantee") affirms and verifies that the name of the Grantee shown on the deed is a foreign limited liability company authorized to do business or acquire and hold title to real estate in Illinois.

Dated: December 19, 2014

CHICAGO BT PROPERTY, LLC,
a Delaware limited liability company

By: Chicago BT Mezz, LLC,
a Delaware limited liability company,
its Sole Member

By: [Signature]
Name: Michael A. Klein
Title: Vice President

Subscribed and sworn to before me by Michael A. Klein, the Vice President of Chicago BT Mezz, LLC, a Delaware limited liability company, the sole member of Chicago BT Property, LLC, a Delaware limited liability company, on this 19th day of December, 2014.

WITNESS my official hand and seal.

My Commission Expires: 9/21/16

Notary Public [Signature]

Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

