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PREPARED BY AND
RECORD AND MAIL TO:

Doc#: 1502818037 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/28/2015 10:04 AM Pg: 1 of 7

Bronson & Kahn LLC
150 North Wacker Drive, Suite 1400
Chicago, Illinois 60606
Attn: Jason L. LaBella

8975594 AEM 393

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made and executed this ~~27th~~ day of January, 2015, by **ROC II IL LASALLE, LLC**, a Delaware limited liability company, whose address is c/o Hamilton Partners, 300 Park Boulevard, Suite 200, Itasca, Illinois 60413 ("Grantor"), to **MILLENIUM ON LASALLE LLC**, an Illinois limited liability company, whose address is c/o DLC Residential, 21500 Biscayne Boulevard, Suite 402, Aventura, Florida 33180 ("Grantee");

WITNESSETH



GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to Grantor in hand paid by Grantee, the receipt of which is acknowledged, does hereby grant and convey to Grantee, and Grantee's successors and assigns forever those certain improvements and all the buildings and structures located on that certain piece, parcel or tract of land situate in the City of Chicago, County of Cook, State of Illinois, more particularly described on Exhibit A attached hereto and made a part hereof (collectively, the "Property").

SUBJECT TO those exceptions set forth on Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions").


TO HAVE AND TO HOLD, the described property to Grantee and Grantee's successors and assigns, forever,

AND Grantor does warrant specially the title to the Property conveyed, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other, subject to the Permitted Exceptions.

*[Remainder of page intentionally left blank;
Signatures on following pages]*

REAL ESTATE TRANSFER TAX	28-Jan-2015
 	COUNTY: 6,460.00
	ILLINOIS: 12,920.00
	TOTAL: 19,380.00

17-16-204-005-0000 | 20150101659797 | 1-353-059-968

REAL ESTATE TRANSFER TAX	28-Jan-2015
	CHICAGO: 96,900.00
	CTA: 38,760.00
	TOTAL: 135,660.00

17-16-204-005-0000 | 20150101659797 | 0-749-450-880

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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered in its name by its duly authorized officer or representative as of the date first written above.

GRANTOR:

ROC II IL LASALLE, LLC,
a Delaware limited liability company

By: ROC II Real Estate Holdings, LLC
a Delaware limited liability company

Its: Managing Member

By: 
Name: Jonathan Slager
Title: Manager

MAIL SUBSEQUENT
TAX BILLS TO:
Millenium on LaSalle LLC
c/o DLC Residential
21500 Biscayne Boulevard, Suite 402
Aventura, Florida 33180

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STATE OF UTAH)
) : SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 23 day of January, 2015 by Jonathan Slayter, Manager of ROC II Real Estate Holdings, LLC a Delaware limited liability company, the Managing Member of ROC II IL LASALLE, LLC, a Delaware limited liability company, for and on behalf of ROC II IL LASALLE, LLC, a Delaware limited liability company.

Diana Hall
Notary Public

Commission Expires: 10-17-15



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EXHIBIT A

LEGAL DESCRIPTION OF LAND

THE FEE ESTATE IN THE IMPROVEMENTS LOCATED ON THE LAND DESCRIBED BELOW:

LOTS 29, 30, 31 AND 32 OF ASSESSOR'S DIVISION OF BLOCK 118 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 IN BOOK 169 OF MAPS, PAGE 82, IN COOK COUNTY, ILLINOIS.

AND

THE LEASEHOLD ESTATE CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY THE UNIVERSITY OF CHICAGO, A NOT FOR PROFIT CORPORATION OF ILLINOIS, AS LESSOR, AND 29/39 SOUTH LASALLE HOLDINGS, L.L.C., A DELAWARE CORPORATION, AS LESSEE, DATED JULY 8, 2004, AN AMENDED AND RESTATED MEMORANDUM OF LEASE WAS RECORDED JULY 8, 2004 AS DOCUMENT 0419027073 AND A SECOND AMENDED AND RESTATED GROUND LEASE RECORDED JANUARY 10, 2014 AS DOCUMENT 1401022119, WHICH SECOND AMENDED AND RESTATED GROUND LEASE DEMISES THE ABOVE DESCRIBED LAND AND OTHER PROPERTY FOR A TERM OF YEARS BEGINNING JULY 1, 1962 AND JULY 8, 2004 AND ENDING JULY 7, 2103.

PIN: 17-16-204-005-0000

Address of Land: 29 S. LaSalle Street, Chicago, Illinois 60603

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EXHIBIT B

Permitted Exceptions

1. TAXES FOR THE YEARS 2014, 2015 AND SUBSEQUENT YEARS NOT YET DUE OR PAYABLE.
2. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 91075841, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
3. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
4. RIGHTS OF THE UNIVERSITY OF CHICAGO, AN ILLINOIS CORPORATION, IN THE IMPROVEMENTS ON THE LAND, WHICH RIGHTS COMPRISE FEE SIMPLE TITLE TO SAID IMPROVEMENTS.
5. RIGHTS OF THE UNIVERSITY OF CHICAGO TO THE IMPROVEMENTS AT THE END OF THE TERM OF THAT CERTAIN SECOND AMENDED AND RESTATED GROUND LEASE RECORDED JANUARY 10, 2014 AS DOCUMENT 1401022119.
6. QUIT-CLAIM, ASSIGNMENT OF LEASES, SUBLEASES, WARRANTIES AND LICENSES AND PERMITS FROM 29/39 SOUTH LASALLE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO ROC II IL LASALLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JUNE 17, 2013 AS DOCUMENT 1316834072.
7. AGREEMENT DATED APRIL 24, 1901 AND RECORDED JULY 8, 1901 IN BOOK 7595/31 DOCUMENT 3123721 MADE BY OSCAR D. WETHERELL AND HIS WIFE HARRIET S. WETHERELL AND NATIONAL LIFE INSURANCE COMPANY OF THE UNITED STATES OF AMERICA, A CORPORATION EXISTING UNDER AN ACT OF CONGRESS OF THE UNITED STATES OF AMERICA WITH JAMES B. FORGAN AND MARY E. LAWRENCE, DECEASED AND DWIGHT LAWRENCE RELATING TO THE ERECTION OF A NEW STEEL STRUCTURE ON THE EAST WALL OF LAND AND THE PRESERVATION OF THE EXISTING PARTY WALL ON SAID LOT LINE BETWEEN THE LAND AND THE PREMISES TO THE EAST OF LAND, ALSO PROVIDING FOR THE MAINTENANCE OF A STACK FOR THE USE OF THE PREMISES TO THE EAST OF LAND AND FOR FUTURE IMPROVEMENTS ON SAID LOT LINE.
8. TERMS, PROVISIONS, AND CONDITIONS OF AN AGREEMENT DATED FEBRUARY 25, 1898 AND RECORDED MARCH 3, 1898 AS DOCUMENT 2655140 MADE BY THE NATIONAL LIFE INSURANCE COMPANY WITH LASALLE, A CORPORATION OF ILLINOIS, RELATING TO THE MAINTENANCE OF A LIGHT COURT BETWEEN THE

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IMPROVEMENTS LOCATED UPON THE LAND AND THE IMPROVEMENTS LOCATED ON THE PREMISES TO THE SOUTH OF LAND BY KEEPING IMPROVEMENTS ERECTED THEREON BACK 4.00 FEET FROM THE RESPECTIVE LOT LINES AND ALSO BY FACING THE WALLS OF THE RESPECTIVE IMPROVEMENTS WHICH FACE UPON SAID LIGHT COURT WITH WHITE BRICK.

9. ENCROACHMENT OF FLAGPOLES LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST (SOUTH LASALLE STREET), BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 2014-19911-001 PREPARED BY GREMLEY & BIEDERMANN DATED SEPTEMBER 19, 2014, LAST REVISED OCTOBER 8, 2014.

10. ENCROACHMENT OF THE CANOPY AWNING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 2014-19911-001 PREPARED BY GREMLEY & BIEDERMANN DATED SEPTEMBER 19, 2014, LAST REVISED OCTOBER 8, 2014.

11. ENCROACHMENT OF THE GRANITE CORNERS OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.22 AND 0.07 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2014-19911-001 PREPARED BY GREMLEY & BIEDERMANN DATED SEPTEMBER 19, 2014, LAST REVISED OCTOBER 8, 2014.

12. VAULTS ADJACENT TO THE LAND AS SHOWN ON PLAT OF SURVEY NUMBER 2014-19911-001 PREPARED BY GREMLEY & BIEDERMANN DATED SEPTEMBER 19, 2014, LAST REVISED OCTOBER 8, 2014.

13. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE ORDINANCE DESIGNATING THE NEW YORK LIFE BUILDING AT 37-43 SOUTH LASALLE STREET AS A CHICAGO LANDMARK, A COPY OF WHICH WAS RECORDED NOVEMBER 3, 2006 AS DOCUMENT 0630734059 AS AMENDED BY INSTRUMENT RECORDED JULY 28, 2009 AS DOCUMENT 0920910036.

14. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 29-39 SOUTH LASALLE ST., EXECUTED BY THE UNIVERSITY OF CHICAGO, AN ILLINOIS NOT FOR PROFIT CORPORATION, RECORDED JANUARY 10, 2014 AS DOCUMENT 1401022118, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED PRIOR TO THIS DEED, IN THE PUBLIC RECORDS OF COOK COUNTY, STATE OF ILLINOIS.

15. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL ARISING FROM THE SHARED ALLEY WORK BETWEEN THE 29 S. LASALLE STREET AND 39 SOUTH LASALLE STREET PROPERTIES, AS REFERENCED IN THE ESCROW AGREEMENT DATED AS OF JANUARY 27, 2015 BETWEEN ROC II IL LASALLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND KHP III 39 CHICAGO LLC, A

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DELAWARE LIMITED LIABILITY COMPANY, AND AS REFERENCED IN THE MCHUGH SUMMARY DATED DECEMBER 19, 2014, TO BE COMPLETED BY JAMES MCHUGH CONSTRUCTION CO., HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

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