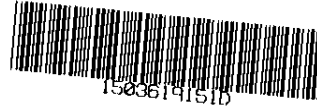


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THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:

Leah A. Schleicher, Esq.
Neal, Gerber & Eisenberg, LLP
Two North LaSalle Street, Suite 1700
Chicago, IL 60602



Doc#: 1503619151 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/05/2015 03:02 PM Pg: 1 of 8

SEND SUBSEQUENT TAX BILLS TO:

UGP – Traders Garage, LLC
c/o InterPark LLC
200 North LaSalle Street, Suite 1400
Chicago, IL 60601
Attn: Frith Crandall, Esq.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 30th day of January, 2015, by VAN WELLS REALTY COMPANY, L.L.C., an Illinois limited liability company (the “Grantor”), having an address of c/o General Parking Corporation, 200 North LaSalle Street, Suite 1540, Chicago, Illinois 60601, to UGP – TRADERS GARAGE, LLC, a Delaware limited liability company having an address of c/o InterPark LLC, 200 North LaSalle Street, Suite 1400, Chicago, Illinois 60601 (the “Grantee”).

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, and pursuant to proper authority, hereby Grants, Bargains, Sells, Aliens, Remises, Releases, Conveys and Confirms unto Grantee and its successors, heirs and assigns, all right, title and interest of Grantor in the following described property (collectively the “Property”):

1. The real property described on Exhibit A attached hereto and made a part hereof (the “Land”);
2. All buildings, fixtures, structures, parking areas, landscaping and other improvements on the Land;
3. All and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in any matter appertaining to such Land; and

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4. All right, title and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such Land.

TO HAVE AND TO HOLD the Property in fee simple unto Grantee and its successors, heirs and assigns, forever.


AND Grantor hereby covenants with Grantee, and its successors, heirs and assigns, that Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the exceptions listed on Exhibit B attached hereto.

REAL ESTATE TRANSFER TAX 05-Feb-2015

		COUNTY:	16,700.00
		ILLINOIS:	33,400.00
		TOTAL:	50,100.00

17-16-228-011-0000 | 20150101660761 | 1-490-243-200

REAL ESTATE TRANSFER TAX 05-Feb-2015

		CHICAGO:	250,500.00
		CTA:	100,200.00
		TOTAL:	350,700.00

17-16-228-011-0000 | 20150101660761 | 0-416-501-376

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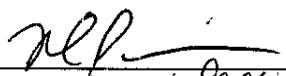
IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered by its duly authorized officer, as of the day and year first above written.

GRANTOR:

VAN WELLS REALTY COMPANY,
L.L.C., an Illinois limited liability
company

By: 4 Garages, LLC, a Delaware
limited liability company, its sole
member

By: General Parking
Corporation, an Illinois
corporation, its manager

By: 
Name: Michael Russian
Title: President

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Jean Michaels, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Prosser personally known to me to be the President of General Parking Corporation, an Illinois corporation, the manager of 4 Garages, LLC, a Delaware limited liability company, the sole member of Van Wells Realty Company, L.L.C., an Illinois limited liability company and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such _____, he/she signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation, as the manager of said limited liability company as the sole member of said limited liability company as his/her free and voluntary act, and as the free and voluntary act of said corporation, as the manager of said limited liability company as the sole member of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 17th day of January, 2015.



Jean Michaels
Notary Public

My Commission Expires: 2/24/16

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EXHIBIT A TO DEED

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 1/2 OF LOT 4 AND ALL OF LOTS 5, 6, 7, 8, 9, 10, 11, AND 12 AND THE NORTH 12 FEET OF LOT 13 IN THOMAS H. HUBBARD'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 91, IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE CROSS ACCESS AGREEMENT AND OPERATING AGREEMENT BY AND BETWEEN VAN WELLS REALTY COMPANY LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND UGP TOWER LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED MAY 17, 2000 AND RECORDED MAY 23, 2000 AS DOCUMENT 00371381.

Property Address: 326 S. Wells Street, Chicago, Illinois 60606

Permanent Index Number(s): 17-16-228-011-0000; 17-16-228-012-0000; 17-16-500-017-0000

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEARS 2014 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
2. AGREEMENT DATED JULY 6, 1886 AND RECORDED MAY 23, 1887 AS DOCUMENT 832440 MADE BY JOHN G. SHORTALL AND HENRY L. FRANK, PARTIES OF THE FIRST PART OWNERS OF SUB LOT 2 IN LAFLIN LOOMIS AND CLARE'S PARTITION, THOMAS P. SMITH AND GEORGE T. SMITH, PARTIES OF THE SECOND PART AS OWNERS OF SUBDIVISION LOT 3 IN LAFLIN LOOMIS AND CLARE'S PARTITION ADLAI T. EWING, PARTY OF THE THIRD PART OWNER OF THE NORTH 12 FEET OF LOT 13 AFORESAID PROVIDING THAT THE WEST 73 1/2 FEET OF THE SOUTH 6 FEET OF THE NORTH 12 FEET OF LOT 13 AFORESAID, SHALL REMAIN OPEN AS A COURT AND FREE OF BUILDINGS FOR LIGHT, AIR, INGRESS AND EGRESS TO AND FROM THE SEVERAL PROPERTIES DESCRIBED IN SAID AGREEMENT.
3. AGREEMENT MADE BETWEEN CHICAGO TRANSIT AUTHORITY, A MUNICIPAL CORPORATION, AND 209 W. JACKSON BOULEVARD CORPORATION, DATED JUNE 30, 1948 AND RECORDED FEBRUARY 16, 1961 AS DOCUMENT 18087483, RELATING TO THE MAINTENANCE OF WINDOWS AND VENTILATOR IN THE PARTY WALL BETWEEN THE NORTH 1/2 OF LOT 4 AND THE SOUTH 1/2 OF LOT 4.
4. THE TITLE TO THE LAND IS SUBJECT TO THE FOLLOWING EASEMENT AS CONTAINED IN THE DEED DATED OCTOBER 7, 1971 AND RECORDED OCTOBER 8, 1971 AS DOCUMENT 21662135 FROM CHICAGO TRANSIT AUTHORITY, A MUNICIPAL CORPORATION OF ILLINOIS, TO PARKING SERVICES, INC., A CORPORATION OF ILLINOIS, DESCRIBED AS FOLLOWS:
EASEMENT FOR THE CONTINUED USE AND MAINTENANCE OF A 30 FOOT DUCT CONCRETE CONDUIT AND ACCESS THERETO. BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF LOT 4, WITH THE WEST LINE OF SOUTH WELLS STREET; THENCE SOUTH 6 FEET ON SAID WEST LINE TO A POINT; THENCE WEST 83 FEET IN A STRAIGHT LINE PARALLEL TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 4 TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 3 FEET; THENCE WEST 15 FEET IN A STRAIGHT LINE PARALLEL TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 4 TO A POINT; THENCE SOUTH WESTERLY IN A STRAIGHT LINE TO A POINT ON THE WEST LINE OF LOT 5, SAID POINT BEING 35 FEET SOUTH OF THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 4 AND THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG THE WEST LINE OF LOTS 5 AND 4 TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 4 AND THE

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WEST LINE OF SAID LOT 4; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 4, 153.40 FEET MORE OR LESS TO THE POINT OF BEGINNING (EXCEPT THAT PORTION BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF LOT 4, WITH THE WEST LINE OF SAID LOT 4; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 4, A DISTANCE OF 55.40 FEET TO A POINT; THENCE SOUTH WESTERLY IN A STRAIGHT LINE TO A POINT ON THE WEST LINE OF LOT 5, SAID POINT BEING 26 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 4; THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 5 AND 4, 26 FEET TO THE POINT OF BEGINNING) SAID EASEMENT IS ALSO CONTAINED IN DEEDS RECORDED OCTOBER 8, 1971 AS DOCUMENT 21662136 AND DOCUMENT 21662137, AND AS SHOWN ON THE SURVEY BY NATIONAL SURVEY SERVICE, INC., DATED SEPTEMBER 8, 2008, AS SURVEY NO. N-127857.

5. PARTY WALL AGREEMENT RECORDED FEBRUARY 28, 1997 AS DOCUMENT 97138850 MADE BY AND BETWEEN VAN WELLS REALTY COMPANY, LLC, (PARTY 1) AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 17, 1995 AND KNOWN AS TRUST NUMBER 120611-07 (PARTY 2), RELATING TO A WALL WHICH IS APPROXIMATELY 80 FEET IN LENGTH, 24 INCHES IN WIDTH AND 7 STORIES IN HEIGHT AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

6. PARTY WALL AND LICENSE AGREEMENT RECORDED JUNE 12, 1997 AS DOCUMENT 97421656 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 11, 1995 AND KNOWN AS TRUST NUMBER 120704-05 (NORTH OWNER) AND VAN WELLS REALTY COMPANY, LLC, (SOUTH OWNER), RELATING TO PARTY WALL, WINDOWS AND VENTILATORS, REPAIR, RECONSTRUCTION AND MAINTENANCE OF THE PARTY WALL, THE CONSTRUCTION OF THE GARAGE STRUCTURES, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

7. GRANT OF EASEMENT RECORDED AUGUST 19, 1997 AS DOCUMENT 97606418, BY AND BETWEEN VAN-WELLS REALTY COMPANY, L.L.C., AND THE CHICAGO TRANSIT AUTHORITY "CTA", RELATING TO AN EASEMENT IN FAVOR OF "CTA" FOR THE PURPOSE OF THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT, IF REQUIRED, OF AN UNDERGROUND 42-DUCT CONCRETE CONDUIT. SAID EASEMENT DESCRIBED AS A STRIP OF LAND 6 FEET IN WIDTH LYING ENTIRELY WITHIN LOT 5 BEING 3 FEET ON EITHER SIDE OF A CENTER LINE WHICH IS 30.08 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF LOT 4, ALL IN THOMAS H. HUBBARD'S SUBDIVISION, AFORESAID AS SHOWN ON SURVEY MADE BY NATIONAL SURVEY SERVICE INC., DATED SEPTEMBER 8, 2008 AS NO. N-127857.

8. EASEMENTS, TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE NON-EXCLUSIVE CROSS ACCESS AGREEMENT AND OPERATING AGREEMENT DATED MAY 17, 2000 AND RECORDED ON MAY 23, 2000 AS DOCUMENT 00371381 MADE BY AND BETWEEN UPG-TOWER LLC AND VAN WELLS REALTY COMPANY

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LLC DEPICTED ON SURVEY AFORESAID. RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE THEREOF.

9. ENCROACHMENT OF THE CONCRETE WALL LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY .3 TO .8 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER N-127857 PREPARED BY NATIONAL SURVEY SERVICE, DATED SEPTEMBER 8, 2008.

Property of Cook County Clerk's Office