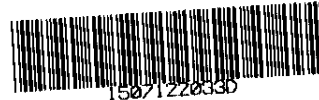


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SPECIAL WARRANTY DEED (ILLINOIS)



Doc#: 1507122033 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/12/2015 10:28 AM Pg: 1 of 6

071-BR5522735 ALLE 307-7

THIS INDENTURE, made this 4th day of March, 2015, between 1400 South Michigan, LLC, an Illinois limited liability company, party of the first part, and CRA 1250 & 1400 DST, a Delaware statutory trust, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.



PIN: 17-22-107-079-0000


ADDRESS OF PREMISES: 1400 S. Michigan Avenue, Chicago, Illinois 60605

CCRD REVIEWER PW

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns, FOREVER.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those exceptions set forth on EXHIBIT "B" attached hereto and made a part hereof.

REAL ESTATE TRANSFER TAX		09-Mar-2015
	COUNTY:	1,825.00
	ILLINOIS:	3,650.00
	TOTAL:	5,475.00

REAL ESTATE TRANSFER TAX		09-Mar-2015
	CHICAGO:	27,375.00
	CTA:	10,950.00
	TOTAL:	38,325.00

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EXHIBIT "A"
Legal Description

COMMERCIAL PARCEL A: THAT PART OF LOTS 22 THROUGH 28, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 28; THENCE SOUTH 00 DEGREES 15 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF LOTS 22 THROUGH 28, A DISTANCE OF 38.22 FEET, THENCE NORTH 89 DEGREES 42 MINUTES 52 SECONDS WEST, A DISTANCE OF 21.51 FEET, THENCE NORTH 00 DEGREES 17 MINUTES 08 SECONDS EAST, A DISTANCE OF 4.01 FEET, THENCE NORTH 89 DEGREES 42 MINUTES 52 SECONDS WEST, A DISTANCE OF 39.75 FEET, THENCE NORTH 00 DEGREES 17 MINUTES 08 SECONDS EAST, A DISTANCE OF 19.14 FEET, THENCE SOUTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF 6.56 FEET, THENCE NORTH 00 DEGREES 17 SECONDS 08 SECONDS EAST, A DISTANCE OF 5.95 FEET, THENCE SOUTH 89 DEGREES 44 MINUTES 56 SECONDS EAST, A DISTANCE OF 2.65 FEET, THENCE NORTH 00 DEGREES 15 MINUTES 04 SECONDS EAST, A DISTANCE OF 2.19 FEET, THENCE SOUTH 89 DEGREES 44 MINUTES 56 SECONDS EAST, A DISTANCE OF 0.47 FEET, THENCE NORTH 00 DEGREES 15 MINUTES 04 SECONDS EAST, A DISTANCE OF 6.56 FEET TO THE NORTH LINE OF LOT 28, THENCE NORTH 89 DEGREES 53 MINUTES 02 SECONDS EAST, ALONG THE NORTH LINE OF LOT 28, A DISTANCE OF 51.57 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 14.28 FEET (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 39.85 FEET (EXCEPT THAT PART OF THE WEST 7.45 FEET LYING ABOVE AN ELEVATION OF 30.19 FEET), ALL IN BLOCK 16 IN HERRINGTON'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMERCIAL PARCEL B: THOSE PARTS OF LOTS 22 THROUGH 28, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 28; THENCE SOUTH 00 DEGREES 15 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF LOTS 22 THROUGH 28, A DISTANCE OF 66.29 TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 00 DEGREES 15 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF LOTS 22 THROUGH 28, A DISTANCE OF 107.60 FEET, THENCE NORTH 89 DEGREES 46 MINUTES 23 SECONDS WEST, A DISTANCE OF 66.77 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 08 SECONDS EAST, A DISTANCE OF 17.53 SOUTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF 4.30 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 08 SECONDS EAST, A DISTANCE OF 34.19 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF 2.05 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 08 SECONDS EAST, A DISTANCE OF 7.20 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 52 SECONDS WEST, A DISTANCE OF 5.58 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 08 SECONDS EAST, A DISTANCE OF 40.82 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF 17.01 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 08 SECONDS WEST, A DISTANCE OF 0.75 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, A

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DISTANCE OF 5.34 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 08 SECONDS EAST, A DISTANCE OF 0.62 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF 0.67 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 08 SECONDS EAST, A DISTANCE OF 4.02 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF 10.73 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 08 SECONDS WEST, A DISTANCE OF 0.62 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF 7.38 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 08 SECONDS EAST, A DISTANCE OF 0.68 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF 3.36 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 08 SECONDS EAST, A DISTANCE OF 3.98 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF 21.45 FEET TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 14.28 FEET (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 30.93 FEET, ALSO COMMENCING AT THE NORTHEAST CORNER OF LOT 28; THENCE SOUTH 00 DEGREES 15 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF LOTS 22 THROUGH 28, A DISTANCE OF 173.89 TO THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 46 MINUTES 23 SECONDS WEST, A DISTANCE OF 25.27 FEET, THENCE NORTH 0 DEGREES 17 MINUTES 08 SECONDS EAST A DISTANCE OF 14.25 FEET, THENCE SOUTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF 25.26 FEET TO THE EAST LINE OF LOTS 22 THROUGH 28; THENCE SOUTH 00 DEGREES 15 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF SAID LOTS, A DISTANCE OF 14.22 FEET TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 30.93 AND BELOW AN ELEVATION OF 39.90 FEET; IN BLOCK 16 IN HERRINGTON'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMERCIAL PARCEL C-2: THAT PART OF LOTS 22 THROUGH 28 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOTS 28; THENCE SOUTH 00 DEGREES 15 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF LOTS 22 THROUGH 28, A DISTANCE OF 173.89 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 23 SECONDS WEST, A DISTANCE OF 66.77 FEET TO THE POINT OF BEGINNING OF COMMERCIAL PARCEL C-2; THENCE CONTINUING NORTH 89 DEGREES 46 MINUTES 23 SECONDS WEST, A DISTANCE OF 77.55 FEET; THENCE NORTH 0 DEGREES 16 MINUTES 14 SECONDS EAST, A DISTANCE OF 18.15 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 46 SECONDS WEST, A DISTANCE OF 27.13 FEET TO THE WEST LINE OF LOTS 22 THROUGH 28; THENCE NORTH 0 DEGREES 15 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF LOTS 22 THROUGH 28, A DISTANCE OF 40.02 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 52 SECONDS EAST A DISTANCE OF 69.72 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 8 SECONDS EAST, A DISTANCE OF 15.40 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF 1.02 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 08 SECONDS EAST, A DISTANCE OF 3.37 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 52 SECONDS WEST, A DISTANCE OF 1.02 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 08 SECONDS EAST, A

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DISTANCE OF 22.88 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 52 SECONDS EAST A DISTANCE OF 35.75 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 08 SECONDS WEST, A DISTANCE OF 40.82 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF 5.58 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 08 SECONDS WEST, A DISTANCE OF 7.20 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 52 SECONDS WEST, A DISTANCE OF 2.05 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 08 SECONDS WEST, A DISTANCE OF 34.19 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 52 SECONDS WEST, A DISTANCE OF 4.30 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 08 SECONDS WEST, A DISTANCE OF 17.53 FEET TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 14.28 FEET (CITY OF CHICAGO DATUM) AND BELOW AN UPPER AIR RIGHTS ELEVATION OF 24.90 FEET; IN BLOCK 16 IN HERINGTON'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-22-107-079-0000

ADDRESS OF PREMISES: 1400 S. Michigan Avenue, Chicago, Illinois 60605

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EXHIBIT "B"

Permitted Exceptions

1. TAXES FOR THE YEAR 2014 NOT YET DUE OR PAYABLE.
2. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES AS DISCLOSED BY RENT ROLL.
3. PERMANENT INJUNCTION NOT TO RENT, LEASE, USE OR OCCUPY A CAR WASH AT THE SUBJECT PREMISES WAS ENTERED IN PROCEEDINGS HAD IN CASE 89M1405338 ON NOVEMBER 11, 1992, EVIDENCED BY ORDER RECORDED DECEMBER 8, 1992 AS DOCUMENT 92919710.
4. AGREEMENT OF COVENANTS AND RESTRICTIONS, DATED APRIL 9, 2004, MADE BY AND BETWEEN 1400 SOUTH MICHIGAN, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND MATTHEW A. O'MALLEY, JOHN D. HARTIGAN, AND JOHN P. WRENN, JR., RECORDED APRIL 28, 2005 AS DOCUMENT NUMBER 0511918027.
5. SEWER MAINTENANCE COVENANT DATED MARCH 22, 2007 AND RECORDED MARCH 23, 2007 AS DOCUMENT 0708244067 MADE BY 1400 THC, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, FEE OWNER AS TO MAINTENANCE AND REPAIR OF A COMMON SEWER LINE TO BE CONSTRUCTED BY 1400 THC, LLC, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE DOCUMENT.
6. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), DATED AUGUST 20, 2008 AND RECORDED AUGUST 21, 2008 AS DOCUMENT 0823418026 BY 1400 SOUTH MICHIGAN, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND THE TERMS, PROVISIONS CONTAINED THEREIN.

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JULY 15, 2014 AS DOCUMENT NUMBER 1419634064.