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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 18th day of June 2015 between **CCF 6000 TOUHY AVE LLC**, an Illinois limited liability company ("Grantor") and **6000 TOUHY PARTNERS LLC**, an Illinois limited liability company ("Grantee"), with an address of 6000 W. Touhy Avenue, Suite 203, Chicago, Illinois 60646



Doc#: 1517444020 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/23/2015 11:59 AM Pg: 1 of 5

(The Above Space for Recorders Use Only)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, FOREVER all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

See attached Schedule 1.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and its successors 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 it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it but against none other, subject to the matters specified on Schedule 2 attached hereto.

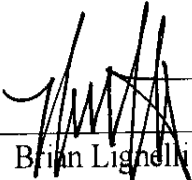
CRO REVIEWER

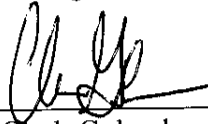
NCS 704989 M8 C18

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by as of the day and year first above written.

CCF 6000 TOUHY AVE LLC,
an Illinois limited liability company

By: 
Name: Brian Lignelli
Title: Manager

By: 
Name: Clark Golembo
Title: Manager

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	23-Jun-2015
 CHICAGO:	29,486.25
CTA:	11,794.50
TOTAL:	41,280.75

10-29-306-035-0000 | 20150601698751 | 1-136-677-760

This instrument was prepared by:



Jeffrey M. Galkin, Esq.
Levin Ginsburg
180 N. LaSalle Street, Suite 3200
Chicago, Illinois 60601

Send Subsequent Tax Bills to:

6000 Touhy Partners LLC
6000 W. Touhy Avenue
Chicago, Illinois 60640
Attn: Gus Dahleh

and after recording return to:

Jeffrey M. Galkin, Esq.
Levin Ginsburg
180 N. LaSalle Street, Suite 3200
Chicago, Illinois 60601

REAL ESTATE TRANSFER TAX	23-Jun-2015
 COUNTY:	1,965.75
 ILLINOIS:	3,931.50
TOTAL:	5,897.25

10-29-306-035-0000 | 20150601698751 | 2-089-575-296

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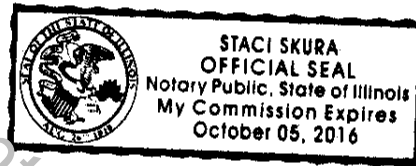
STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

I, Staci Skura, a Notary Public in and for County and State aforesaid, do hereby certify that BRIAN LIGNELLI and CLARK GOLEMBO, the managers of CCF 6000 Touhy Ave LLC, an Illinois limited liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Managers, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act on behalf of said entities, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18th day of June, 2015.

Staci Skura
NOTARY PUBLIC

My Commission Expires: _____



Property of Cook County Clerk's Office

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SCHEDULE 1

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

LOT 32 IN VALENTI'S EDGEBROOK GARDENS, BEING A SUBDIVISION OF PART OF VICTORIA POTHIER RESERVATION AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS EASEMENT AGREEMENT DATED OCTOBER 2003 AND RECORDED MARCH 23, 2004 AS DOCUMENT 0408345018 FROM CENTERPOINT PROPERTIES TRUST, A MARYLAND REAL ESTATE INVESTMENT TRUST TO HARRIS TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 4, 2003 AND KNOWN AS TRUST NUMBER HTB 1276 FOR THE PURPOSE OF ACCESS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, COMMENCING JULY 1, 2004 OVER THE FOLLOWING DESCRIBED LAND:

THE WESTERLY 35 FEET OF THE SOUTHERLY 300 FEET OF THE FOLLOWING:

LOT 12 (EXCEPT THAT PART LYING EASTERLY OF THE WESTERLY LINE OF LEHIGH AVENUE, BEING A LINE 60 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) AND LOT 13 (EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF THE SOUTH 340 FEET THEREOF AND EAST OF A LINE 35 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 13) ALL IN CHARLES MC DONNELL'S SUBDIVISION OF THE SOUTH EAST 1/4 OF FRACTIONAL SECTION 29, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO EXCEPT THAT PART OF SAID LOTS 12 AND 13 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 13 WHICH IS 340 FEET NORTH OF THE SOUTH EAST CORNER OF SAID LOT 14; THENCE RUNNING SOUTH 89 DEGREES 11 MINUTES 45 SECONDS WEST ON THE NORTH LINE OF SAID SOUTH 340 FEET OF LOT 13 A DISTANCE OF 254.65; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 13, A DISTANCE OF 499.37 FEET; THENCE SOUTH 90 DEGREES EAST 228.89 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID LEHIGH AVENUE; THENCE SOUTH 22 DEGREES 07 MINUTES 30 SECONDS EAST ON SAID WESTERLY LINE 68.33 FEET TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 13; THENCE SOUTH ON SAID EAST LINE 432.50 FEET TO THE PLACE OF BEGINNING.

COMMON ADDRESS: 6000 West Touhy Avenue, Chicago, Illinois 60646

PERMANENT REAL ESTATE TAX INDEX NO.: 10-29-306-035-0000

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SCHEDULE 2

PERMITTED EXCEPTIONS

SUBJECT ONLY TO UNPAID TAXES THAT ARE NOT DUE AND PAYABLE AS OF THE CLOSING DATE;

A 10 FOOT EASEMENT ON THE EAST LINE OF LAND FOR PUBLIC UTILITIES AS SHOWN ON PLAT OF SAID SUBDIVISION;

UNRECORDED PUBLIC UTILITIES EASEMENT AS DISCLOSED BY OVERHEAD WIRES OVER THE NORTHEAST CORNER AS DISCLOSED BY PLAT OF SURVEY MADE BY ASM CONSULTANTS, INC. DATED JULY 17, 2012 AS NO. 706001B;

ADVERSE ENCROACHMENT OVER SAID LAND OF THE FENCE LOCATED MAINLY ON THE LAND NORTHERLY AND ADJOINING OVER ONTO THE HEREIN DESCRIBED LAND BY ABOUT .33 FEET, .25 FEET AND .23 FEET AS DISCLOSED BY PLAT OF SURVEY MADE BY ASM CONSULTANTS, INC. DATED JULY 17, 2012 AS NO. 706001B;

TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT;

RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT;

TERMS COVENANTS, CONDITIONS AND RESTRICTIONS AND PROVISIONS AS CONTAINED IN THE EASEMENT AGREEMENT RECORDED MARCH 23, 2004 AS DOCUMENT 0408345018;

EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES;

ENCROACHMENT OF THE BRICK WALL LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.2 TO 0.5, AS SHOWN ON PLAT OF SURVEY NO. 076001B PREPARED BY ASM CONSULTANTS, INC. DATED JULY 17, 2012; AND

UNRECORDED PUBLIC UTILITIES EASEMENT AS DISCLOSED BY TRANSFORMER, CATCH BASIN, COMMUNICATIONS, AND GAS AS DISCLOSED BY PLAT OF SURVEY MADE BY ASM CONSULTANTS, INC. DATED JULY 17, 2012 AS NO. 706001B.

ALL MATTERS APPEARING IN FINAL TITLE POLICY ISSUED TO BUYER.