



Doc#: 1526101004 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/18/2015 09:25 AM Pg: 1 of 4

897883302881

This Instrument was prepared by

Chad Richman, Esq.
McDonald Hopkins LLC
300 North LaSalle Street, Suite 2100
Chicago, Illinois 60654

After recording, mail to

Eric G. Greenfield, Esq.
Polsinelli PC
161 N. Clark St., Suite 4200
Chicago, Illinois 60601

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of the ^{2nd} day of September 2015, by **AFFITO DOMUS HOLDINGS LLC**, an Illinois limited liability company ("**Grantor**"), whose address is 980 North Michigan Avenue, Suite 825, Chicago, Illinois 60611, in favor of (i) **CA RESIDENTIAL 1952-1956 W ERIE/OHIO, LLC**, a Delaware limited liability company whose address is 161 N. Clark Street, Suite 4900, Chicago, Illinois 60601, an undivided **67.5931%**, and (ii) **1030 DAVIS LIMITED PARTNERSHIP**, an Illinois limited partnership whose address is 1500 W. Shure Drive, Arlington Heights, Illinois 60004, an undivided **32.4069%** (together, "**Grantee**") not as Joint Tenants but as **Tenants-In-Common**.

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 the Grantee, the receipt of which is hereby acknowledged, does by these presents does hereby CONVEY unto Grantee and its heirs and assigns, not as Joint Tenants, but as Tenants-In-Common, FOREVER, its entire right, title and interest in the certain parcel of land, situate, lying and being in Cook County, Illinois, commonly known as 1952-56 W. Erie Street and 1952-56 W. Ohio Street, Chicago, Illinois 60622 more particularly described on **Exhibit A** and by this reference incorporated herein (the "**Property**"), subject however, to the permitted exceptions set forth on **Exhibit B** and by this reference incorporated herein (collectively, the "**Permitted Exceptions**").

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

Box 400

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INT
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TO HAVE AND TO HOLD the said Property unto Grantee and its heirs and assigns to the sole and only proper use, benefit and behalf of Grantee, its heirs and assigns, FOREVER, and the Grantor will warrant and forever defend the Property against all persons lawfully claiming by, through or under the Grantor, but not otherwise.


IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered as of the date first above written.

AFFITO DOMUS HOLDINGS LLC, an Illinois limited liability company

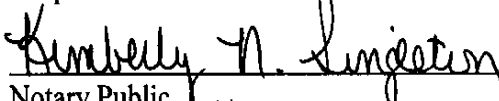
By: DSSG 8, LLC, an Illinois limited liability company, its member

By: Centurion Holdings, LLC, an Illinois limited liability company, its manager

By: 
Name: Steven E. Ciaccio
Its: Manager

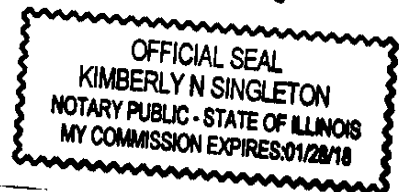
STATE OF ILLINOIS)
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 1st day of September, 2015, by Steven E. Ciaccio, as manager of Centurion Holdings, LLC, an Illinois limited liability company, the manager of DSSG 8, LLC, an Illinois limited liability company, a member of Grantor. He is personally known to me or has produced a driver's license as identification.


Notary Public
Print Name: Kimberly N. Singleton

Send future tax bills to:

c/o Clark Street Holdings
161 N. Clark St., Suite 4900
Chicago, Illinois 60601
Attention: Logan Hollensteiner



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:


LOTS 26, 27, 28 AND LOT 29 (EXCEPT THE EAST 1.88 FEET THEREOF) IN BOWEN AND WAITS SUBDIVISION OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PARCEL 2:

LOTS 76, 77, 78 AND LOT 79 (EXCEPT THE EAST 0.96 FEET THEREOF) IN BOWEN AND WAIT'S SUBDIVISION OF BLOCK 13 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 17-07-208-025-0000
 17-07-208-050-0000
 17-07-208-051-0000
 17-07-212-026-0000
 17-07-212-051-0000
 17-07-212-052-0000

Addresses: 1952-56 W. Erie Street, Chicago, Illinois 60622
 1952-56 W. Ohio Street, Chicago, Illinois 60622

REAL ESTATE TRANSFER TAX		03-Sep-2015
	CHICAGO:	87,525.00
	CTA:	35,010.00
	TOTAL:	122,535.00
17-07-208-025-0000 20150801617714 1-280-735-104		

REAL ESTATE TRANSFER TAX		03-Sep-2015
	COUNTY:	5,835.00
	ILLINOIS:	11,670.00
	TOTAL:	17,505.00
17-07-208-025-0000 20150801617714 0-743-864-192		

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year(s) 2015 and future years not yet due or payable.
2. Liens, exceptions or restrictions or other matters caused or created by Grantee, its affiliates, agents, employees or contractors.
3. Laws, regulations, ordinances, building restrictions (including, without limitation, zoning regulations), and any violations thereof.
4. All matters shown on that certain survey prepared by United Survey Service, LLC, dated August 11, 2015 (or any subsequent revision thereto on or prior to the date of the conveyance) File Number 2014-21014-13.
5. Rights of tenants, as tenants only, in possession under unrecorded leases, and all rights thereunder of the tenants and of any person or party claiming by through or under such tenants with no options to purchase or rights of first refusal.
6. Declaration of Restrictive Covenant recorded August 15, 2013 as Document Number 1322716070 made by and between Grantor and DSSG, 9 LLC relating to the design and construction of proposed buildings and the terms and conditions set forth therein.
7. Declaration of Driveway Easements for Access, Ingress and Egress to and from Parking Areas recorded September 12, 2013 as Document Number 1325529022, and the terms and provisions contained therein.