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WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION TO CORPORATION



Doc#: 1527516059 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 10/02/2015 12:42 PM Pg: 1 of 4

FATIC No.: NCS-706709-CHI2

THE GRANTOR, **11250 ARCHER, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the state of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manger of said Company, CONVEY(S) and WARRANT(S) to **RREF II-AREG MONTEFIORI JV, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Delaware, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements, acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s):
22-14-402-003-0000 (Affects part of Parcels 1 & 2);
22-14-402-013-0000 (Affects part of Parcels 1 & 2);
22-23-203-003-0000 (Affects part of Parcels 1 & 2);
22-23-203-004-0000 (Affects part of Parcels 1 & 2);
22-23-203-008-0000 (Affects the remainder of
Parcels 1 & 2)

Address(es) of Real Estate: **11250 S. Archer Avenue, Lemont, Illinois**



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In Witness Whereof, the Grantor has caused its name to be signed to these presents by its Manager:

29th day of September, 2015.

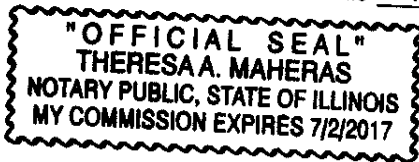
11250 ARCHER, LLC, an Illinois limited liability company

By: Andrew H. Maheras
Andrew H. Maheras, as Manager

STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Andrew H. Maheras, personally known to me to be the Manager of 11250 Archer, LLC, an Illinois limited liability company and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of September, 2015.



Theresa A. Maheras
Notary Public

Prepared by:
Rock Fusco & Connelly, LLC
Attn.: Rock Fusco & Connelly, LLC
321 N. Clark Street Suite 2200
Chicago, IL 60654

Mail to:

Robert G. Higgins
Attorney at Law
200 West Adams Street
Suite 2220
Chicago, Illinois 60606

REAL ESTATE TRANSFER TAX 30-Sep-2015



COUNTY:	1,487.50
ILLINOIS:	2,975.00
TOTAL:	4,462.50

22-23-203-003-0000 | 20150901630696 | 1-854-881-664

Name and Address of Taxpayer:

RREF II-AREG MONTEFIORI JV, LLC
912 West Lake Street
Chicago, Illinois 60607



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Exhibit "A" – Legal Description

PARCEL 1:

A PARCEL OF LAND IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

MEASURE ALONG THE NORTH SECTION LINE FROM THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SECTION LINE A DISTANCE OF 550 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH AND 700 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION, 483 FEET; THENCE WEST PARALLEL WITH SAID NORTH LINE OF SAID SECTION, 300 FEET; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4, 763.58 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF ARCHER AVENUE (STATE AID ROUTE 4A); THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE 68.42 FEET TO A POINT ON A LINE 350 FEET EAST OF SAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23; THENCE NORTH OF SAID LINE 810.28 FEET; THENCE WEST 200 FEET; THENCE NORTH 483 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 5 IN CHRISTIAN BOE'S SUBDIVISION IN THE SOUTHEAST PART OF THE SOUTHEAST 1/4 OF SECTION 14 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 IN CHRISTIAN BOE'S SUBDIVISION AFORESAID, SAID CORNER BEING DISTANT SOUTH 89 DEGREES 56 MINUTES 50 SECONDS EAST 563.92 FEET FROM THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE NORTH 01 DEGREES 58 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 392.45 FEET TO A POINT ON THE SOUTH LINE OF CHICAGO-JOLIET ROAD AS WIDENED; THENCE SOUTH 89 DEGREES 56 MINUTES 50 SECONDS EAST ALONG SAID SOUTH LINE 201.51 FEET TO AN ANGLE POINT IN SAID SOUTH LINE; THENCE SOUTH 79 DEGREES 15 MINUTES 41 SECONDS EAST ALONG SAID SOUTH LINE 232.98 FEET TO A POINT DISTANT 101.94 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 5; THENCE SOUTH 00 DEGREES 08 MINUTES 20 SECONDS EAST 349.23 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 5, BEING ALSO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 56 MINUTES 50 SECONDS EAST 2.63 FEET ALONG SAID NORTH LINE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 707.20 FEET TO THE CENTERLINE OF A ROAD (ARCHER AVENUE); THENCE SOUTH 46 DEGREES 56 MINUTES 29 SECONDS WEST ALONG SAID CENTERLINE 478.61 FEET, MORE OR LESS TO A POINT WHICH IS 700.00 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 45.15 FEET TO A POINT ON THE



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NORTHERLY RIGHT OF WAY LINE OF ARCHER AVENUE (STATE AID ROUTE 4A HIGHWAY); THENCE SOUTH 45 DEGREES 28 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY LINE 149.04 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 189.48 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE, HAVING A RADIUS OF 1050.00 FEET CHORD BEARING SOUTH 53 DEGREES 14 MINUTES 32 SECONDS WEST 189.22 FEET; THENCE SOUTH 46 DEGREES 57 MINUTES 22 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 57.67 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 763.53 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 50 SECONDS EAST PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 300.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, A DISTANCE OF 483.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE NORTH 89 DEGREES 56 MINUTES 50 SECONDS WEST 136.08 FEET TO THE POINT OF BEGINNING.

ALSO:

THE EAST 2 ACRES OF LOT 3 (EXCEPT THE WEST 20 FEET THEREOF) IN DOOLIN AND KIRK'S RESUBDIVISION OF THE EAST 404.7 FEET TO THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT LOTS 1 TO 5 OF BOE'S SUBDIVISION OF PART THEREOF) IN COOK COUNTY, ILLINOIS (EXCEPT PART TAKEN FOR HIGHWAY PURPOSES IN CHICAGO-JOLIET ROAD).

ALSO:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23 AFORESAID; THENCE SOUTH 89 DEGREES 56 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 150.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 150.00 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 483.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 56 MINUTES 50 SECONDS EAST 200.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 810.33 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF ARCHER AVENUE (STATE ROUTE 4A HIGHWAY); THENCE SOUTH 46 DEGREES 57 MINUTES 48 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE 273.62 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 997.25 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.



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