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THIS INSTRUMENT WAS PREPARED BY:

Barry A. Comin, Esq.
Much Shelist, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606-1615

AFTER RECORDING RETURN TO:

Mark C. Rusche, Esq.
Alston & Bird LLP
1201 West Peachtree Street
Atlanta, Georgia 30309-3424

SEND SUBSEQUENT TAX BILLS TO:

Aria Post Acute Care
c/o Liz Koshy
7257 N. Lincoln Avenue
Lincolnwood, Illinois 60712



Doc#: 1530922077 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/05/2015 01:29 PM Pg: 1 of 7

SPECIAL WARRANTY DEED ILLINOIS

THIS SPECIAL WARRANTY DEED is made as of the 30th day of October, 2015 by **Encore Realty Partners, LLC, an Illinois limited liability company**, whose address is 6633 North Lincoln Avenue, Chicago, Illinois 60712 ("**Grantor**"), to and in favor of **MS Aria, LP, a Delaware limited partnership**, whose address is 14390 Clay Terrace Blvd., Suite 205, Carmel, Indiana 46032 ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all of Grantor's right, title and interest, including any hereinafter acquired title, in and to the real estate and the improvements located on and appurtenances attached thereto, situated in the County of Cook and State of Illinois legally described on **Exhibit A** attached hereto and by this reference made a part hereof and commonly known as **4600 Frontage Road, Hillside Illinois**, and the reversion and reversions, remainder and 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, of, in and to the above described premises, with all and singular the hereditaments and appurtenances;

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

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee 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 that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**,

MGR

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CCRD REVIEWER

6095868

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subject to the matters, covenants, restrictions and notices set forth in **Exhibit B** attached hereto and by this reference made a part hereof.

(SIGNATURE PAGE FOLLOWS)

4600 Frontage
 VILLAGE C HILLSIDE
 \$ 24,750
 11-4-15
 722164 REAL ESTATE TRANSFER TAX
 15-17-101-014-000

REAL ESTATE TRANSFER TAX	05-Nov-2015
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COUNTY:	14,981.00
ILLINOIS:	29,962.00
TOTAL:	44,943.00

15-17-101-014-000 | 20151101641836 | 1-536-159-808

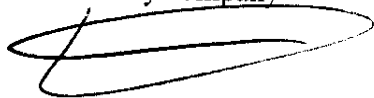
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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

GRANTOR:

Encore Realty Partners, LLC, an Illinois limited liability company



By: _____
Robert Hartman, Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Hartman, Manager of Encore Realty Partners, LLC, an Illinois limited liability company, who is 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 he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26 day of October, 2015.

(SEAL)

Nancy A. Cervantes

Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

That part of the south $\frac{1}{2}$ of the northwest $\frac{1}{4}$ of Section 17, Township 39 North, Range 12 East of the Third Principal Meridian, described as follows:

Commencing at the southwest corner of the northwest $\frac{1}{4}$; Thence North 00 degrees 04 minutes 43 seconds East, 1324.21 feet; Thence North 89 degrees 35 minutes 43 seconds East, 954.00 feet to a found $\frac{1}{2}$ " iron rod on the northeasterly right of way line of the Dwight D. Eisenhower Expressway (a 370 foot right of way), said iron rod being the POINT OF BEGINNING of the herein described tract; Thence North 89 degrees 35 minutes 43 seconds East 691.10 feet; Thence South 00 degrees 24 minutes 17 seconds East at right angles to the preceding course, a distance of 165.00 feet; Thence South 89 degrees 35 minutes 43 seconds West at right angles to the preceding course, a distance of 65.00 feet; Thence South 00 degrees 24 minutes 17 seconds East 153.17 feet to a point on the northeasterly line of the Dwight D. Eisenhower Expressway, said point also being on a curve concave southwesterly; Thence along the northeasterly line of said expressway being a curve to the left having a radius of 4029.83 feet and subtending a chord of length 702.31 feet and bearing North 63 degrees 27 minutes 57 seconds West for an arc distance of 703.20 feet to the POINT OF BEGINNING.

Address of Real Estate: 4600 N. Frontage Road, Hillside, IL 60162

Permanent Real Estate Index Number:

- 15-17-101-014-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2015 and subsequent years, not yet due and payable.
2. Matters shown on that certain ALTA/ACSM Land Title Survey prepared by Robert G. Biedermann, Professional Illinois Land Surveyor No. 2802 of Gremley & Biedermann, dated May 6, 2015, last revised October 13, 2015, and designated Order No. 2015-20752-001.
3. Matters created by, through and under Grantee.
4. Rights of Hillside Montessori School, Inc., as a tenant only, without any options to purchase any portion of the Property, under unrecorded Lease Agreement dated October 15, 1997 by and between Hillside Montessori School, Inc., as tenant, and Encore Realty Partners, LLC, as successor-in-interest to Hillside Limited Partnership, sole beneficiary of LaSalle National Bank, Successor Trustee under Trust Agreement dated April 1, 1995, and known as Trust No. 01-4889, as landlord.

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PLAT ACT AFFIDAVIT

4600 Frontage Road, Hillside, Illinois

101778 E

STATE OF ILLINOIS

} SS

COUNTY OF COOK

The undersigned, being duly sworn on oath, states that he offices at 6633 North Lincoln Avenue, Chicago, Illinois 60712. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.
OR
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
- 3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

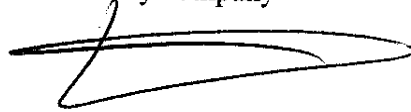
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

(SIGNATURE PAGE FOLLOWS)

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Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

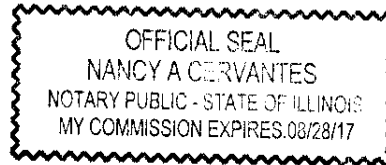
Encore Realty Partners, LLC, an
Illinois limited liability company



By: _____
Robert Hartman, Manager

SUBSCRIBED AND SWORN to before me
this 26 day of October, 2015.

Nancy A. Cervantes
Notary Public



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