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THIS INSTRUMENT PREPARED BY:

Quarles & Brady LLP
300 North LaSalle Street
Suite 300
Chicago, IL 60654
Attention: Mary Ann Murray, Esq.

Doc#: 1608519060 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/25/2016 11:14 AM Pg: 1 of 6

89807312K1001

AFTER RECORDING RETURN TO:

DLA Piper LLP (US)
203 N. LaSalle Street
Suite 1900
Chicago, IL 60601-1293
Attention: Bradley Levy, Esq.

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED (Illinois)

THIS SPECIAL WARRANTY DEED is made as of the 18th day of March, 2016, by **LAKEVIEW MEDICAL CAMPUS, LLC** an Illinois limited liability company (the "**Grantor**"), having an address of 40 Skokie Blvd., Suite 410, Northbrook, IL 60062 and **HSRE LAKEVIEW MEDICAL, LLC**, a Delaware limited liability company (the "**Grantee**"; the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits), having an address of 71 S. Wacker Drive, Suite 3575, Chicago, Illinois 60606.

WITNESSETH


Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, and pursuant to proper authority, hereby Grants, Bargains, Sells, Aliens, Remises, Releases, Conveys and Confirms unto Grantee and its successors, heirs and assigns, all right, title and interest of Grantor in the real property located in Cook County of the State of Illinois legally described on Exhibit A attached hereto, and to the buildings, fixtures, and any other improvements or structures constituting real property located on or attached to said real property (together, the "**Property**");



TO HAVE AND TO HOLD the said described Property to Grantee with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrances other than the exceptions described on Exhibit B attached hereto (the "**Permitted Exceptions**"); and that Grantor will warrant and defend the title to said premises unto the said Grantee forever, against the lawful claims and demands of all persons claiming by, under or through Grantor, so

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that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to the Property, or any rights thereof.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

REAL ESTATE TRANSFER TAX		22-Mar-2016
	CHICAGO:	205,500.00
	CTA:	94,200.00
	TOTAL:	299,700.00 *
14-29-102-071-0000 20160301681304 1-865-002-736		
* Total does not include any applicable penalty or interest due		

REAL ESTATE TRANSFER TAX		22-Mar-2016
	COUNTY:	15,700.00
	ILLINOIS:	31,400.00
	TOTAL:	47,100.00
14-29-102-071-0000 20160301681304 0-367-423-040		

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IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered by its duly authorized officer, as of the day and year first above written.

GRANTOR:

LAKEVIEW MEDICAL CAMPUS, LLC,
an Illinois limited liability company

By: *Paul Kopecki*
Name:
Title: Authorized Signatory

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I *Vlad Milrud*, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Paul Kopecki* personally known to me to be the Authorized Signatory of Lakeview Medical Campus, LLC, an Illinois limited liability company, and 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 as such *Paul Kopecki*, he/she signed and delivered the said instrument, being so authorized to do so, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 16 day of March, 2016



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EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

PARCEL ONE:

LOTS 159 TO 166, BOTH INCLUSIVE, IN J.P. ALTGELD'S SUBDIVISION OF BLOCKS, 1, 2, 3, 4 AND 7 AND THE NORTH ½ OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NOS. 14-29-102-071-0000.

PARCEL TWO:

THE NORTH 25 FEET OF LOT 188 IN J.P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, AND 7 AND THE NORTH ½ BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-29-102-041-0000

Common Address: 1333 West Belmont Avenue, Chicago, Illinois 60657

SEND SUBSEQUENT TAX BILLS TO:

HSRE Lakeview Medical, LLC
c/o Harrison Street Real Estate, LLC
71 S. Wacker Drive
Suite 3575
Chicago, IL 60606

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EXHIBIT B

PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR(S) 2015 AND 2016
2. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 1136104044, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
3. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, WITH NO OPTIONS TO PURCHASE OR RIGHTS OF FIRST REFUSAL, AS SET FORTH ON THE CERTIFIED RENT ROLL ATTACHED TO THE TITLE AFFIDAVIT DATED MARCH 18, 2016, AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
4. THE FOLLOWING MATTERS AS SHOWN ON THAT CERTAIN PLAT OF SURVEY BY B.H. SUHR & COMPANY, INC., DATED FEBRUARY 19, 2016, LAST REVISED MARCH 9, 2016, ORDER NUMBER 16-21:
 - (a) ENCROACHMENT OF THE OVERHANG BAY LOCATED MAINLY ON THE PROPERTY WEST AND ADJOINING, ONTO LAND BY .20 FEET.
 - (b) ENCROACHMENT OF A OVERHANGING SIGN ON THE BUILDING ON THE LAND, ONTO PUBLIC PROPERTY NORTH AND ADJOINING BY AN UNDISCLOSED AMOUNT.

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