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PREPARED BY:

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Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602



Doc# 1626744069 Fee \$46.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/23/2016 04:28 PM Pg: 1 of 5

WHEN RECORDED RETURN TO:

SCGIF II – DESPLAINES, LLC
c/o SHOPOFF Advisors L. P.
2 Park Plaza, Suite 700
Irvine, CA 92614
Attention: Terri Hovdestad

(Above Space for Recorder's use only)

SEND FUTURE TAX BILLS TO:

SCGIF II – DESPLAINES, LLC
c/o SHOPOFF Advisors L. P.
2 Park Plaza, Suite 700
Irvine, CA 92614
Attention: Terri Hovdestad

SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of the ^{22nd} day of September, 2016 by the GRANTOR, **224 PROPERTY OWNER, LLC**, a Delaware limited liability company, whose address is c/o Goldman Sachs Asset Management, L.P., 200 West Street, 38th Floor, New York, New York 10282, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS AND CONVEYS to **SCGIF II – DESPLAINES, LLC**, a Delaware limited liability company, whose address is 2 Park Plaza, Suite 700, Irvine, California 92614, all interest in the real estate legally described on **Exhibit A** attached hereto.

This is not homestead property.

The Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on **Exhibit B**. Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, subject, however, to any and all of the matters set forth on **Exhibit B** attached hereto, for which Grantor shall have no liability whatsoever.

PINs and Common Address: See Exhibit A

FIDELITY NATIONAL TITLE

999012702

[Signatures begin on next page]

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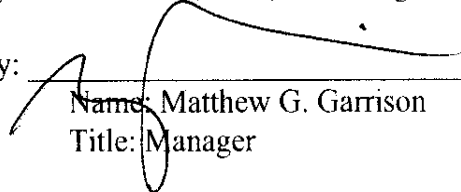
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first set forth above.

GRANTOR:

224 PROPERTY OWNER, LLC,
a Delaware limited liability company

By: 224-900 JV, LLC, its Manager

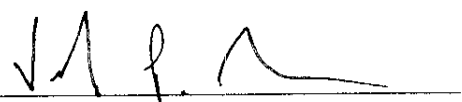
By: 224-900 SSC, LLC, its Manager

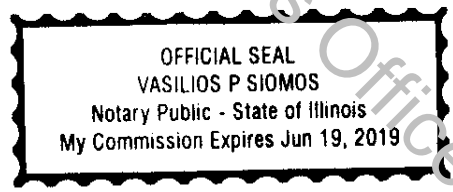
By: 
Name: Matthew G. Garrison
Title: Manager

STATE OF Illinois
COUNTY OF Cook)
SS.


I, Vasilios P. Siomos, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Matthew G. Garrison, the Manager of 224-900 SSC, LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, 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 entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 20th day of September, 2016.


Notary Public





My Commission Expires: 6/19/19

REAL ESTATE TRANSFER TAX		26-Sep-2016
	CHICAGO:	140,906.25
	CTA:	56,362.50
	TOTAL:	197,268.75 *

17-09-312-004-0000 | 20160801648949 | 1-169-401-664

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		26-Sep-2016
	COUNTY:	9,393.75
	ILLINOIS:	18,787.50
	TOTAL:	28,181.25

17-09-312-004-0000 | 20160801648949 | 1-409-656-640

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 1, 2, AND 3 IN BLOCK 63 OF CANAL TRUSTEES' SUBDIVISION OF LOTS AND BLOCKS IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 224 North DesPlaines Street, Chicago, IL 60661

PIN(s): 17-09-312-004-0000

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EXHIBIT B

EXCEPTIONS TO TITLE

1. ALL TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS. A LIEN NOT YET DUE AND PAYABLE.

2. PARTY WALL AGREEMENT ALONG THE NORTH 40 FEET OF THE WEST LINE OF THE LAND RECORDED AS DOCUMENT NUMBER 1198778.

3. ENCROACHMENTS AS SHOWN ON THE SURVEY PREPARED BY ALLEN D. CARRADUS DATED APRIL 24, 2014, LAST REVISED AUGUST 6, 2014. PROJECT NUMBER 24571L-AL, AS FOLLOWS:

A. ENCROACHMENT OF THE 6 STORY BRICK BUILDING LOCATED MAINLY ON THE LAND OVER ONTO THE PROPERTY NORTH AND ADJOINING (FULTON STREET) BY APPROXIMATELY 0.1 FEET AT THE NORTHWEST CORNER.

B. ENCROACHMENT OF THE 6 STORY BRICK BUILDING LOCATED MAINLY ON THE LAND OVER ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 0.75 FEET AT THE NORTHWEST CORNER.

C. ENCROACHMENT OF THE 6 STORY BRICK BUILDING LOCATED MAINLY ON THE LAND OVER AND ONTO THE PUBLIC PROPERTY SOUTH AND ADJOINING (WALNUT STREET) BY APPROXIMATELY 0.25 FEET AT THE SOUTHWEST CORNER.

D. ENCROACHMENT OF TWO SEPARATE WOOD PORCHES AND STEPS LOCATED MAINLY ON THE LAND ONTO THE PUBLIC PROPERTY SOUTH AND ADJOINING (WALNUT STREET) BY 4.5 FEET.

4. RIGHTS OF THE FOLLOWING TENANTS, AS TENANTS ONLY, UNDER EXISTING UNRECORDED LEASES. WITH NO OPTIONS TO PURCHASE OR RIGHTS OF FIRST REFUSAL, AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER SAID LESSEES:

ALTEP ILLINOIS, LLC;
 CASELLA WASTE SYSTEM;
 TODDY GEAR, LLC;
 ADVANTAGE XPO;
 VERSAY SOLUTIONS, LLC;
 ENGAGEMENT HEALTH, LLC;
 ORGANIZING FOR ACTION;
 KINDLE COMMUNICATION;
 EVED, LLC;
 TOWERSTREAM CORPORATION;
 THE THE BAR OPERATING COMPANY;

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KROLL ONTRACK, LLC

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