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RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/19/2016 02:50 PM PG: 1 OF 8

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Pircher, Nichols & Meeks
1925 Century Park East, Suite 1700
Los Angeles, California 90067
Attn: Real Estate Notices (DGB/EBS/903464)

SPECIAL WARRANTY DEED

(4500 S. Kolin Ave., Chicago, Illinois)

THIS DEED, made as of December 15, 2016, from 4500 Ventnor Avenue, LLC, a Delaware limited liability company, having an address of c/o ASB Capital Management LLC, 7501 Wisconsin Avenue, Suite 1300 W, Bethesda, Maryland 20814 ("Grantor"), to 4500 Kolin Associates, LLC, a Delaware limited liability company, having an address of c/o Urban Investment Research Corporation, 15700 W. 103rd Street, Lemont, Illinois 60439 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto Grantee, and to its successors and assigns FOREVER, (i) all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof (the "Land"), and (ii) all right title and interest of Grantor in and to any and all singular improvements and fixtures located on the Land and owned by Grantor as of the date hereof, and (iii) all of Grantor's right, title and interest in and to all other hereditaments and appurtenances belonging thereto, or in any way appertaining to the property described in (i) and (ii) above, and all of Grantor's right, title and interest in and to the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to property described

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in (i) and (ii) above (collectively, the “Real Property”), subject to those matters described on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Real Property, subject to the aforesaid matters described on Exhibit B, unto Grantee and its successors and assigns forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that it has not done or suffered to be done, anything whereby said Real Property is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to those matters listed on Exhibit B attached hereto and made a part hereof.

[signature page follows]

<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">REAL ESTATE TRANSFER TAX</td> <td style="width: 10%; text-align: right;">19-Dec-2016</td> <td style="width: 60%;"></td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td>COUNTY: 3,300.00</td> </tr> <tr> <td></td> <td></td> <td>ILLINOIS: 6,600.00</td> </tr> <tr> <td></td> <td></td> <td>TOTAL: 9,900.00</td> </tr> </table> <p style="font-size: small; margin-top: 5px;">19-03-400-096-0000 20161201689296 0-759-933-120</p>	REAL ESTATE TRANSFER TAX	19-Dec-2016				COUNTY: 3,300.00			ILLINOIS: 6,600.00			TOTAL: 9,900.00	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">REAL ESTATE TRANSFER TAX</td> <td style="width: 50%; text-align: right;">19-Dec-2016</td> </tr> <tr> <td style="text-align: center;"></td> <td>CHICAGO: 0.00</td> </tr> <tr> <td></td> <td>CTA: 0.00</td> </tr> <tr> <td></td> <td>TOTAL: 0.00</td> </tr> </table> <p style="font-size: small; margin-top: 5px;">19-03-400-096-0000 20161201689296 0-038-885-568</p> <p style="font-size: x-small; margin-top: 5px;">* Total does not include any applicable penalty or interest due.</p>	REAL ESTATE TRANSFER TAX	19-Dec-2016		CHICAGO: 0.00		CTA: 0.00		TOTAL: 0.00
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	CTA: 0.00																				
	TOTAL: 0.00																				

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IN WITNESS WHEREOF, Grantor executed this Special Warranty Deed the day and year first above written.

GRANTOR:

4500 VENTNOR AVENUE, LLC, a
Delaware limited liability company

By: [Signature]
Name: H. James Darcey
Title: Authorized Signatory

Send all subsequent tax bills to:

c/o Urban Investment Research
Corporation 15700 W. 103rd Street
Lemont, Illinois 60439

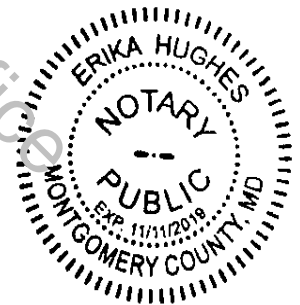
STATE OF Maryland
COUNTY OF Montgomery

On this 12th day of December, 2016, before me, the undersigned notary public, personally appeared H. James Darcey, proved to me through satisfactory evidence of identification, which was personally known by me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose, as Authorized Signatory of 4500 Ventnor Avenue, LLC, a Delaware limited liability company.

[Signature]
(official signature and seal of notary)

Name: Erika Hughes

My commission expires: 11/11/2019



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Exhibit A

DESCRIPTION OF LAND

PARCEL 1:

THAT PART OF LOT 'B' IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4, LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS IN BOOK 67 OF PLATS PAGE 44 ON APRIL 29, 1897 AS DOCUMENT 2530529, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WEST 45TH STREET (A PRIVATE STREET), (HEREINAFTER DEFINED), SAID SOUTH LINE OF WEST 45TH STREET, BEING 1366.32 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTERLINE OF SECTION 3 (HEREINAFTER DEFINED), SAID POINT BEING 1.93 FEET EAST OF THE NORTH AND SOUTH CENTERLINE OF SECTION 3 (HEREINAFTER DEFINED); THENCE EAST ALONG SAID SOUTH LINE OF WEST 45TH STREET TO A POINT ON THE WEST LINE OF SOUTH KOLIN AVENUE (A PRIVATE STREET), SAID WEST LINE BEING 236.93 FEET EAST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE SOUTH ALONG SAID WEST LINE OF SOUTH KOLIN AVENUE TO A POINT IN A LINE 1666.32 FEET SOUTH OF AND PARALLEL TO SAID EAST AND WEST CENTERLINE OF SECTION 3; THENCE WEST ALONG SAID LAST DESCRIBED PARALLEL LINE TO A POINT 201.07 FEET WEST OF THE SAID NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT IN A LINE 1.93 FEET EAST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTERLINE OF SECTION 3, SAID POINT BEING 1644.22 FEET SOUTH OF SAID EAST AND WEST CENTERLINE; THENCE NORTH ALONG LAST DESCRIBED PARALLEL LINE 277.9 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 'B' IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN OFFICE OF RECORDS OF COOK

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COUNTY, ILLINOIS ON APRIL 29, 1897 IN BOOK 67 OF PLATS PAGE 44 AS DOCUMENT 2530529, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WEST 45TH STREET (A PRIVATE STREET), SAID SOUTH LINE OF WEST 45TH STREET, BEING 1366.32 FEET SOUTH OF AND PARALLEL TO EAST AND WEST CENTERLINE OF SECTION 3, SAID POINT BEING 458.07 FEET WEST OF THE NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE EAST ALONG SAID SOUTH LINE OF WEST 45TH STREET TO A POINT IN A LINE PARALLEL TO AND 1.93 FEET EAST OF SAID NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT 1644.22 FEET SOUTH OF SAID EAST AND WEST CENTERLINE OF SECTION 3; THENCE SOUTHWESTERLY TO A POINT IN A LINE 1666.32 FEET SOUTH OF AND PARALLEL TO SAID EAST AND WEST CENTERLINE OF SECTION 3, SAID POINT BEING 201.07 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE TO A POINT OF CURVE 552.97 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE; THENCE NORTHWESTERLY ALONG A CURVE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 326.85 FEET, AN ARC DISTANCE OF 131.21 FEET, MORE OR LESS TO A POINT OF COMPOUND CURVE 1640.34 FEET SOUTH OF SAID EAST AND WEST CENTERLINE AND 680.53 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE; THENCE CONTINUING NORTHWESTERLY ALONG A CURVE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 755.49 FEET, AN ARC DISTANCE OF 65.93 FEET, MORE OR LESS TO A POINT 1611.96 FEET SOUTH OF SAID EAST AND WEST CENTERLINE AND 739.85 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE; THENCE SOUTHEASTERLY ALONG A CURVE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 310.62 FEET, AN ARC DISTANCE OF 151.80 FEET, MORE OR LESS TO A POINT IN A LINE PARALLEL TO AND 1648.32 FEET SOUTH OF SAID EAST AND WEST CENTERLINE, SAID POINT BEING 594.24 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE; THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT IN A LINE PARALLEL TO AND 458.07 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 'B' IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4, LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF

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COOK COUNTY, ILLINOIS IN BOOK 67 OF PLATS PAGE 44 ON APRIL 29, 1897, AS DOCUMENT 2530529, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST 45TH STREET (A PRIVATE STREET) AND A LINE PARALLEL TO AND 458.07 FEET WEST OF THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 3, SAID PARALLEL LINE BEING THE WESTERLY BOUNDARY LINE OF THE LAND CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO TO THE THEN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY DEED DATED JANUARY 7, 1947 AND RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON FEBRUARY 6, 1947 IN BOOK 41948 AT PAGE 150 AS DOCUMENT 13990515; THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 1648.32 FEET SOUTH OF THE EAST AND WEST CENTERLINE OF SAID SECTION 3; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT 594.24 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE OF SECTION 3;

THENCE NORTHWESTERLY ALONG A CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 310.62 FEET, AN ARC DISTANCE OF 151.80 FEET, MORE OR LESS TO A POINT 1611.96 FEET SOUTH OF SAID EAST AND WEST CENTERLINE OF SECTION 3 AND 739.85 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE OF SECTION 3, THE TWO (2) LAST MENTIONED COURSES BEING THE NORTHERLY AND NORTHEASTERLY BOUNDARY LINE, AT THIS POINT OF THE SAID LAND CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO TO THE THEN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY DEED DATED JANUARY 7, 1947 AND RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS, ON FEBRUARY 6, 1947 IN BOOK 41948 AT PAGE 150 AS DOCUMENT 13990515; THENCE CONTINUING NORTHWESTERLY ALONG SAID CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 310.62 FEET, AN ARC DISTANCE OF 267.89 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE WESTERLY BOUNDARY LINE, AT THIS POINT, OF THE PARCEL OF LAND CONVEYED BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE FIRST NATIONAL BANK OF CHICAGO, BY DEED DATED MARCH 6, 1951, AND RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON MARCH 8, 1951, IN BOOK 46556, AT PAGE 458 AS DOCUMENT 15026337, SAID POINT OF INTERSECTION, BEING 1405.38 FEET SOUTH OF SAID EAST AND WEST CENTERLINE OF SECTION 3; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF WEST 45TH STREET; THENCE EAST ALONG THE SOUTH LINE OF WEST 45TH STREET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THE FOREGOING DESCRIPTIONS ARE BASED ON THE FOLLOWING DEFINITIONS: WEST 45TH STREET (A PRIVATE STREET) IS DEFINED AS A STRIP OF LAND, LYING

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IN LOT 'B' OF THE SUBDIVISION RECORDED ON APRIL 29, 1897 IN BOOK 67 OF PLATS PAGE 44 AS DOCUMENT 2530529, WHICH IS 66.00 FEET IN WIDTH, EXTENDING WESTERLY FROM THE WEST LINE OF SOUTH KOLIN AVENUE EXTENDED NORTHERLY, (SAID WEST LINE OF SOUTH KOLIN AVENUE, BEING 236.93 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTERLINE OF SECTION 3) TO THE WESTERLY BOUNDARY LINE (WHERE SAME EXTENDS ACROSS THE 66 FOOT STRIP) OF A PARCEL OF LAND CONVEYED BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE FIRST NATIONAL BANK OF CHICAGO, BY DEED DATED MARCH 6, 1951 AND RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON MARCH 8, 1951 IN BOOK 46556 AT PAGE 458 AS DOCUMENT 15026337, THE SOUTH LINE OF SAID STRIP IS A STRAIGHT LINE PARALLEL TO AND 1366.32 FEET SOUTH OF THE EAST AND WEST CENTERLINE OF SECTION 3 THE NORTH LINE OF SAID STRIP IS A STRAIGHT LINE PARALLEL TO AND 65.00 FEET NORTH OF THE SOUTH LINE OF SAID STRIP; THE EAST AND WEST CENTERLINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID SECTION 3, MEASURED 2597.19 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 3 AND MEASURED 2669.84 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 3 TO A POINT ON THE WEST LINE OF SAID SECTION 3 MEASURED 2598.77 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 3 AND MEASURED 2661.19 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 3; THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SECTION 3 MEASURED 2648.14 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 3 AND MEASURED 2642.84 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 3 TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 MEASURED 2669.37 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION AND MEASURED 2668.04 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 3, ALL IN COOK COUNTY, ILLINOIS.

Common Address: 4500 S. Kolin Ave., Chicago, Illinois

APN:

19 03 400 096 0000

19 03 400 188 0000

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Exhibit B

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES FOR THE YEAR 2016, A LIEN NOT YET DUE AND PAYABLE.
2. TERMS, CONDITIONS, AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED SEPTEMBER 10, 2007 AS DOCUMENT 0725356086.
3. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST OF AND ADJOINING BY APPROXIMATELY 26.07 FEET AND SOUTHWESTERLY OF AND ADJOINING BY APPROXIMATELY 0.79 FEET, 2.07 FEET AND 1.13 FEET AS SHOWN ON PLAT OF SURVEY NUMBER 201603397, 006, DATED OCTOBER 11, 2016 AND LAST REVISED _____ PREPARED BY BOCK & CLARK CORPORATION.
4. ENCROACHMENT OF BUILDING LOCATED MAINLY ON THE LAND OVER AND ONTO THE LAND SOUTH OF AND ADJOINING BY 0.14 FEET TO 0.23 FEET AS DISCLOSED BY PLAT OF SURVEY NUMBER 201603397, 006, DATED OCTOBER 11, 2016 AND LAST REVISED _____ PREPARED BY BOCK & CLARK CORPORATION. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASES, NONE OF WHICH CONTAIN ANY OPTIONS TO PURCHASE OR RIGHTS OF FIRST REFUSAL.
5. ENCROACHMENT OF THE PAVEMENT LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 15.33 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 201603397, 006, DATED OCTOBER 11, 2016 AND LAST REVISED _____ PREPARED BY BOCK & CLARK CORPORATION.