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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/19/2016 04:08 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

(4400 W. 45th Street, Chicago, Illinois)

THIS DEED, made as of December 15, 2016, from 4400 Park Place, 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 4400 45th 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]

REAL ESTATE TRANSFER TAX		19-Dec-2016
	COUNTY:	3,200.00
	ILLINOIS:	6,400.00
	TOTAL:	9,600.00
19-03-400-049-0000 20161201689295 0-281-467-072		

REAL ESTATE TRANSFER TAX		19-Dec-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
19-03-400-049-0000 20161201689295 1-355-208-896		
Total does not include any applicable penalty or interest due.		

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

GRANTOR:

4400 PARK PLACE, 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

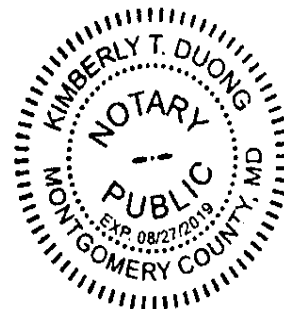
COUNTY OF MONTGOMERY

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 4400 Park Place, LLC, a Delaware limited liability company.

[Signature]
(official signature and seal of notary)

Name: Kimberly Duong

My commission expires: 08/27/19



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Exhibit A

DESCRIPTION OF LAND

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

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 45TH STREET AND A LINE 24.93 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3, SAID PARALLEL LINE BEING THE WESTERLY BOUNDARY LINE OF THE PREMISES CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO TO THE THEN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY DEED DATED SEPTEMBER 15, 1950 AND RECORDED OCTOBER 16, 1950 AS DOCUMENT NUMBER 14927392; THENCE WEST ALONG SAID NORTH LINE OF WEST 45TH STREET A DISTANCE OF 520.46 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 MARCH 8, 1951 AS DOCUMENT NUMBER 15026337; THENCE NORTHERLY ALONG LAST DESCRIBED LINE A DISTANCE OF 572.27 FEET TO A POINT SAID POINT BEING 893.28 FEET, MORE OR LESS, WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO ITS POINT OF INTERSECTION WITH A LINE PARALLEL TO AND 740.65 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION 3, SAID POINT OF INTERSECTION BEING 886.66 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE SOUTHEASTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 328.12 FEET TO A POINT WHICH IS 741.24 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE, AND 881.77 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION 3; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 921.31 FEET TO A POINT WHICH IS 667.45 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE AND 913.79 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION 3; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE

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SOUTHWEST AND HAVING A RADIUS OF 328.12 FEET TO A POINT IN A LINE PARALLEL TO AND 935.32 FEET SOUTH OF THE SAID EAST AND WEST CENTER LINE OF SECTION 3, SAID POINT BEING 550.69 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE EAST ALONG LAST DESCRIBED PARALLEL LINE A DISTANCE OF 301.41 FEET, MORE OR LESS, TO A POINT 249.28 FEET WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO ITS POINT OF INTERSECTION WITH A LINE PARALLEL TO AND 970.57 FEET SOUTH) OF SAID EAST AND WEST CENTER LINE OF SECTION 3, SAID POINT OF INTERSECTION BEING 3.25 FEET EAST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE EAST ALONG LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 24.93 FEET EAST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE SOUTH ALONG LAST DESCRIBED PARALLEL LINE TO THE POINT OF BEGINNING THE LAST 3 LAST MENTIONED COURSES BEING THE SOUTHWESTERLY AND WESTERLY BOUNDARY LINES OF THE PREMISES CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO TO THE THEN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY AFOREMENTIONED DEED DATED SEPTEMBER 15, 1950 (DOCUMENT 14927392).

THE FOREGOING DESCRIPTION IS BASED UPON THE FOLLOWING DEFINITIONS:

THE EAST AND WEST CENTER LINE 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 FROM 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 FROM THE SOUTHWEST CORNER OF SAID SECTION 3.

THE NORTH AND SOUTH CENTER LINE 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 3, AND MEASURED 2668.04 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 3.

WEST 45TH STREET IS DEFINED AS A STRIP OF LAND LYING IN LOT "B" OF THE SUBDIVISION RECORDED APRIL 29, 1897, IN BOOK 67 OF PLATS, PAGE 44, AS DOCUMENT 2530529, WHICH IS 66 FEET IN WIDTH, EXTENDING WESTERLY FROM

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THE WEST LINE OF SOUTH KOLIN AVENUE, EXTENDED NORTHERLY TO THE WESTERLY BOUNDARY LINE (WHERE THE SAME EXTENDS FROM 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 MARCH 8, 1951 AS DOCUMENT NUMBER 15026337. THE SOUTH LINE OF SAID STRIP IS A STRAIGHT LINE PARALLEL TO AND 1366.32 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SECTION 3.

THE NORTH LINE OF SAID STRIP IS A STRAIGHT LINE PARALLEL TO AND 66 FEET NORTH OF THE SOUTH LINE OF SAID STRIP.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED DATED SEPTEMBER 15, 1950 AND RECORDED OCTOBER 16, 1950 AS DOCUMENT 14927392, FROM THE FIRST NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST NO. 6558 TO THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT FOR THE PURPOSE OF INGRESS AND EGRESS.

Common Address: 4400 W. 45th Street, Chicago, Illinois

APN:

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Exhibit B

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES FOR THE YEAR 2016 ARE A LIEN NOT YET DUE AND PAYABLE.
2. RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS, IF ANY.
3. EASEMENTS, COVENANTS AND RESERVATIONS CONTAINED IN DEED FROM THE FIRST NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 28, 1928 AND KNOWN AS TRUST NUMBER 6552 TO W. WOOD PRINCE AND JAMES F. DONOVAN, TRUSTEE OF CENTRAL MANUFACTURING DISTRICT UNDER DECLARATION OF TRUST OCTOBER 16, 1950 AS DOCUMENT 14927392 AND AS REFERRED TO IN INSTRUMENT RECORDED JANUARY 21, 1954 AS DOCUMENT 15817088, AND AS SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY NUMBER 201603397,005 PREPARED BY BOCK & CLARK DATED OCTOBER 11, 2016 AS FOLLOWS:
 - (1) PERPETUAL EASEMENT OVER, UPON AND ACROSS THE EAST 15 FEET OF THE PREMISES FOR THE USE OF THE SAME FOR AND AS A PART OF A PRIVATE ALLEY 30 FEET IN WIDTH, FOR THE USE AND BENEFIT OF THE OWNERS AND OCCUPANTS FROM TIME TO TIME OF THE PROPERTY ABUTTING ON EACH SIDE OF SAID PRIVATE ALLEY.
 - (2) THAT THE EAST 15 FEET SHALL AT ALL TIMES BE KEPT FREE AND CLEAR OF ANY BUILDING OR STRUCTURE ABOVE THE SURFACE OF THE GROUND.
 - (3) THE RIGHT TO USE AND TO GRANT TO OTHERS THE RIGHT TO USE THE 30 FOOT PRIVATE ALLEY OF WHICH THE EAST 15 FEET OF THE PREMISES FORMS A PART FOR THE PURPOSE OF INGRESS AND EGRESS AND PASSAGE ALONG THE SAME.
 - (3) THE SOLE AND EXCLUSIVE RIGHT, POWER AND AUTHORITY ON, OVER, UNDER AND ALONG SAID 30 FOOT PRIVATE ALLEY TO ERECT, CONSTRUCT, RECONSTRUCT, EXTEND, ENLARGE, ALTER, IMPROVE, OPERATE, REPAIR AND MAINTAIN SEWERS AND ALL NECESSARY CONVENIENT AND PROPER CONNECTIONS THEREWITH AND OPENINGS THEREIN, AND ALL WAYS, CONDUITS, MAINS PIPES, POLES, WIRES OR OTHER CONDUCTORS FOR CARRYING OR CONVEYING WATER GAS, AIR, STEAM, ELECTRICITY OR OTHER SIMILAR SUBSTANCES OR UTILITIES OR ANY OF THEM, AND FOR ANY OTHER PURPOSE THAT WILL NOT UNREASONABLY INTERFERE WITH THE USE OF SAID 30 FOOT PRIVATE ALLEY AS A MEANS OF INGRESS AND EGRESS TO AND FROM SAID PROPERTY TO WHICH SAID EASEMENT IN HEREIN MADE APPLICANT.
 - (4) THE RIGHT WITH THE CONSENT OF THE PARTIES OF THE SECOND PART TO DEDICATE SAID 30 FOOT PRIVATE ALLEY OR ANY PART THEREOF, TO THE PUBLIC TO BE USED AS AND FOR PUBLIC ALLEY WITH OR WITHOUT ALL OR ANY OF THE RESTRICTIONS AND RESERVATIONS OF RIGHT IN ITSELF, ITS SUCCESSORS AND ASSIGNS, HEREINABOVE MENTIONED OR REFERRED TO.
 - (5) THE RIGHT AT ANY TIME OR TIMES TO CONSTRUCT, RECONSTRUCT, MAINTAIN AND OPERATE ACROSS, BUT NOT LONGITUDINALLY ALONG, SAID 30 FOOT PRIVATE ALLEY (AND THE RIGHT TO GIVE TO OTHERS SUCH RIGHT) ANY AND ALL SUCH RAILROAD TRACT OR TRACKS AS IT MAY DESIRE, AND THE RIGHT FROM TIME TO TIME, AND AT ANY TIME OR TIMES, AND AT ANY TIME OR TIME OR TIMES TO ALTER, CHANGE THE LOCATION OF, OR REMOVE ANY SUCH RAILROAD TRACK OR TRACKS.

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4. THE FOLLOWING AS DISCLOSED BY THE ALTA/NSPS LAND TITLE SURVEY NUMBER 201603397,005 PREPARED BY BOCK & CLARK DATED OCTOBER 11, 2016:
 - 1) ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY AN 23.75 FEET.
 - 2) ENCROACHMENT OF THE PARKING STALLS LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY AN UNDISCLOSED AMOUNT.
 - 3) ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE NORTH ADJOINING LAND ONTO THE PROPERTY BY APPROXIMATELY 2.13 FEET.
 - 4) ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.58 FEET.
 - 5) ENCROACHMENT OF THE CHAIN LINK FENCE LOCATED MAINLY ON THE PROPERTY NORTH AND ADJOINING ONTO THE LAND BY APPROXIMATELY 1.01 FEET.
 - 6) UNRECORDED UTILITY EASEMENT IN THE SOUTHEAST CORNER OF THE PROPERTY AS EVIDENCED BY OVERHEAD WIRES.
 - 7) ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.16 FEET.
 - 8) ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.03 FEET.
 - 9) ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.15 FEET .
 - 10) ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.05 FEET .
 - 11) ENCROACHMENT OF THE PARK STALLS LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 23.30 FEET .
5. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASES, NONE OF WHICH CONTAIN ANY OPTIONS TO PURCHASE OR RIGHTS OF FIRST REFUSAL.
6. RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF THE EASEMENT PARCEL DESCRIBED IN SCHEDULE A.