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Prepared By:  
Sanford H. Zatzoff, Esq.  
Holt Avey Zatzoff & Wasserman LLP  
100 Galleria Parkway, Suite 1800  
Atlanta, GA 30337  
SPECIAL WARRANTY DEED

5/8 846120-1 CH

This Special Warranty Deed made this 19 day of MAY, 2017, between LMV OAK PARK REIT TRS, LP, a Delaware limited partnership, duly authorized to transact business in the State of Illinois, party of the first part whose address is 1300 E. Woodfield Road, Suite 650 Schaumburg, Illinois 60173 and CSD KURTZEIN, LLC, an Illinois limited liability company, party of the second part whose address is c/o Clark Street Development, 980 Michigan Avenue, Suite 1280, Chicago, Illinois 60611.



Doc# 1712445087 Fee \$50.00  
RHSP FEE: \$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 05/04/2017 04:05 PM PG: 1 OF 7

(Space Above This Line for Recording Data)

WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged and by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to its heirs, successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

(SEE EXHIBIT "A" ATTACHED)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, 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 party of the first part, either in law or equity, of in and to the above described premises, with appurtenances, unto the party of the second part, their heirs, successors and assigns forever.

And the party of the first part, for itself, and its successors and assigns, does covenant, promise and agree, to and with the party of the second part and its successor, 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 below recited; and that the said premises, against all personal lawfully claiming, or to claim the same by, through or under it will WARRANT AND DEFEND, subject to those matters set forth on Exhibit "B" attached hereto.

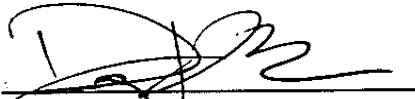
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This Special Warranty Deed is executed and delivered as of the day first above written.


**LMV OAK PARK REIT TRS, LP**, a Delaware limited partnership

By: Lennar Multifamily BTC Venture GP  
Subsidiary, LLC, a Delaware limited liability company, its sole general partner

By: Lennar Multifamily BTC Venture  
Manager, LLC, a Delaware limited liability company, its Manager

By:   
Douglas G. Bober, Jr.  
Vice President

Property of Cook County Clerk's Office

<b>Real Estate Transfer Tax</b>	
<b>\$21,634.00</b>	
 Oak Park	<a href="http://www.oak-park.us">www.oak-park.us</a>

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STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Douglas G. Bober, Jr., personally known to me to be a Vice President of Lennar Multifamily BTC Venture Manager, LLC, a Delaware limited liability company, the Manager of Lennar Multifamily BTC Venture GP Subsidiary, LLC, a Delaware limited liability company, the sole general partner of LMV Oak Park REIT TRS, LP, a Delaware limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of April, 2017.



Terrin J. Solomon  
Notary Public, State and County Aforesaid  
Print Name: Terrin J. Solomon  
My commission expires: May 11, 2021  
My commission number: 715921  
(NOTARIAL SEAL)

This instrument was prepared by:  
Sanford H. Zatzoff, Esq.  
Holt Ney Zatzoff & Wasserman, LLP  
100 Galleria Parkway, Suite 1800  
Atlanta, Georgia 30339

After recording mail to:  
Jeffrey B. Gurian, Esq.  
Becker Gurian  
513 Central Avenue, 4<sup>th</sup> Floor  
Highland Park, Illinois 60035

Future tax bills are to be mailed to:

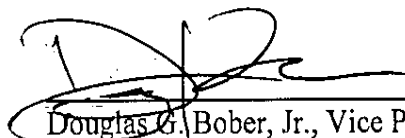
CSD Kurtzein, LLC  
c/o Clark Street Development  
980 Michigan Avenue, Suite 1280  
Chicago, Illinois 60611

REAL ESTATE TRANSFER TAX		03-May-2017
COUNTY:		1,324.00
ILLINOIS:		2,648.00
TOTAL:		3,972.00
16-07-124-036-0000   20170401646253   1-584-778-944		

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Under penalties of perjury, the undersigned, declares that he has examined this Certification and to the best of his knowledge and belief, it is true, correct and complete, and he further declares that he has authority to sign this document on behalf of REIT.

Dated as of this 1<sup>st</sup> day of MAY, 2017.



(SEAL)

Douglas G. Bober, Jr., Vice President of Lennar Multifamily BTC Venture Manager, LLC, a Delaware limited liability company, the Manager of Lennar Multifamily BTC Venture GP Subsidiary, LLC, a Delaware limited liability company, the Manager of LMV Oak Park REIT, LLC, a Delaware limited liability company

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## EXHIBIT "A"

REAL PROPERTY IN THE VILLAGE OF OAK PARK, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

**TRACT I: NORTH RETAIL PARCEL:**

**THAT PART OF TRACT 1, BEING A SINGLE TRACT OF LAND COMPOSED OF THE FOLLOWING 3 PARCELS:**

**PARCEL 1:** THE EAST HALF OF LOT 5 AND ALL OF LOTS 6 AND 7 (EXCEPT THE SOUTH 18-1/2 FEET OF SAID LOTS 5, 6 AND 7) IN BLOCK 1 IN WHAPLE'S SUBDIVISION; ALSO LOTS 9 AND 10 (EXCEPT THE SOUTH 18-1/2 FEET THEREOF) IN HOARD AND OTHERS' SUBDIVISION OF LOT 1 (EXCEPT THE NORTH 100.00 FEET THEREOF) IN NILES SUBDIVISION OF LOTS 10 TO 16, BOTH INCLUSIVE, AND THE WEST 13 FEET OF LOT 17 IN SKINNER'S SUBDIVISION, ALL OF ABOVE BEING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** LOTS 1 AND 2 IN 1121-23 LAKE STREET BUILDING PARTNERSHIP SUBDIVISION, A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF OAK PARK, COOK COUNTY, ILLINOIS.

**PARCEL 3:** THAT PART OF A 15 FOOT WIDE PUBLIC ALLEY LYING NORTH OF LOTS 5 TO 10 INCLUSIVE, IN AND ESTABLISHED BY HOARD AND OTHERS' SUBDIVISION OF LOT 1 (EXCEPT THE NORTH 100 FEET THEREOF) IN NILES SUBDIVISION OF LOTS 10 TO 16 INCLUSIVE AND THE WEST 13 FEET OF LOT 17 OF SKINNERS SUBDIVISION OF LAND IN THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LYING WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN 1121-23 LAKE STREET BUILDING PARTNERSHIP SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 1994 AS DOCUMENT NO. 94413163, ALL IN COOK COUNTY, ILLINOIS.

**LYING ABOVE AN ELEVATION OF 632.00 FEET, NORTH AMERICAN VERTICAL DATUM(1988), AND BELOW AN ELEVATION OF 648.10 FEET, NORTH AMERICAN VERTICAL DATUM(1988), DESCRIBED AS FOLLOWS:**

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE NORTH 88 DEGREES 31 MINUTES 02 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT, 34.00 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS WEST, 0.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS WEST, 29.50 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 55 SECONDS EAST, 11.21 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS WEST, 5.13 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 55 SECONDS WEST, 4.02 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS WEST, 14.91 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 55 SECONDS WEST, 0.96 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS WEST, 5.58 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES

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55 SECONDS WEST, 6.24 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS WEST, 78.81 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 55 SECONDS EAST, 7.20 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS WEST, 21.45 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 55 SECONDS EAST, 4.02 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS WEST, 5.12 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 55 SECONDS WEST, 11.21 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS WEST, 29.50 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 55 SECONDS EAST, 137.44 FEET THENCE SOUTH 01 DEGREES 51 MINUTES 05 SECONDS EAST, 109.41 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 55 SECONDS EAST, 14.12 FEET; THENCE SOUTH 01 DEGREES 51 MINUTES 05 SECONDS EAST, 15.93 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 55 SECONDS WEST, 29.10 FEET; THENCE SOUTH 01 DEGREES 51 MINUTES 05 SECONDS EAST, 8.60 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 55 SECONDS WEST, 31.21 FEET; THENCE SOUTH 01 DEGREES 51 MINUTES 05 SECONDS EAST, 8.01 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 55 SECONDS WEST, 19.50 FEET; THENCE SOUTH 01 DEGREES 51 MINUTES 05 SECONDS EAST, 48.05 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 55 SECONDS WEST, 71.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

CONTAINING 22,271 SQUARE FEET, MORE OR LESS.

## TRACT II: EASEMENTS

NON-EXCLUSIVE AND/OR EXCLUSIVE EASEMENTS FOR THE BENEFIT OF TRACT I AS DESCRIBED IN ARTICLE 3, SECTION 3.1 AND ARTICLE 4, SECTIONS 4.5 AND 4.6 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LMC OAK PARK HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED S-1, 2017, RECORDED S-4, 2017, AS DOCUMENT 1712445085, IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS.

### Permanent Index Numbers:

16-07-124-036-0000  
 16-07-124-037-0000  
 16-07-124-039-0000  
 16-07-124-040-0000

Address of Property: 1129 Lake Street, Village of Oak Park, Illinois, 60301

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## EXHIBIT "B"

### PERMITTED EXCEPTIONS

1. General and real estate taxes for the year(s) 2016 (final installment), 2017 and subsequent years.
2. The Property lies within the boundaries of Special Service Area Number One as disclosed by Ordinance recorded December 27, 2007 as Document 0736109066 and is subject to additional taxes under the terms of said Ordinance and subsequent related Ordinances.
3. Rights of the public and of the Village of Oak Park in and to the north 5.0 feet of Parcel 1 used for a public walk as shown approximately on that certain ALTA/ACSM Land Title Survey prepared by Haeger Engineering LLC, dated January 20, 2016, as Order No. 14116.
4. Amended and Restated Redevelopment Agreement between the Village of Oak Park, Cook County, Illinois and Clark Street Real Estate LLC pertaining to the Redevelopment Plan and Project Greater Mall Tax Increment Area – Lake Street/Westgate/North Boulevard Site, dated as of June 1, 2014, recorded January 22, 2016 as Document 1602245044, as assigned by Assignment of Amended and Restated Redevelopment Agreement by and among Clark Street Real Estate, LLC, LMC Oak Park Holdings, LLC, CSD Kurtzein, LLC and the Village of Oak Park, Cook County, Illinois, dated March 7, 2016, recorded March 9, 2016 as Document 1606929048, as amended by First Amendment to the Amended and Restated Redevelopment Agreement among Village of Oak Park, Cook County, Illinois, LMC Oak Park Holdings, LLC and CSD Kurtzein, LLC, dated May 16, 2016, recorded June 14, 2016 as Document 1616645061.
5. Air Rights Easement Agreement between the Village of Oak Park, Cook County, Illinois and LMC Oak Park Holdings, LLC, dated March 7, 2016, recorded March 9, 2016 as Document 1606929049.
6. Easement Agreement between the Village of Oak Park, Cook County, Illinois and LMC Oak Park Holdings, LLC, dated March 7, 2016, recorded March 9, 2016 as Document 1606929050.
7. Temporary Construction Easement Agreement between the Village of Oak Park, Cook County, Illinois and LMC Oak Park Holdings, LLC, dated March 7, 2016, recorded March 9, 2016 as Document 1606929051.
8. Declaration of Covenants, Conditions, Restrictions and Easements dated S-1, 2017 by LMC Oak Park Holdings, LLC, recorded S-4, 2017 as Document 1712445085 Cook County, Illinois records.