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GRANT DEED

SPECIAL WARRANTY DEED (Illinois)

After Recording, Please Return To:

Hunton & Williams LLP
200 Park Avenue, 53rd Floor
New York, NY 10166
Attn: F. Robert Brusco

Send Subsequent Tax Bills To:

DOF IV SC 16801 Exchange Ave, LLC
475 Fifth Avenue, 10th FL
New York, NY 10017
Attn: Gianluca Montalti



17138450580

Doc# 1713845058 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/18/2017 04:11 PM PG: 1 OF 7

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 11th day of May, 2017, by **COLFIN COBALT I-II SUB, LLC**, a Delaware limited liability company ("Grantor"), whose address is 13727 Noel Road, Suite 750, Dallas, Texas 75240 in favor of **DOF IV SC 16801 EXCHANGE AVE, LLC**, a Delaware limited liability company ("Grantee"), whose address is 475 Fifth Avenue, 10th FL, New York, NY 10017, Attn: Michael Butz. The deed of conveyance by Special Warranty Deed from COBALT INDUSTRIAL REIT II, a Texas real estate investment trust to COLFIN COBALT I-II OWNER, LLC, a Delaware limited liability company, dated as of December 18, 2014 and recorded December 30, 2014 as document 14364445046; and deed of conveyance by Special Warranty Deed from COLFIN-COBALT I-II OWNER, LLC, a Delaware limited liability company to COLFIN COBALT I-II SUB, LLC, a Delaware limited liability company dated September 28, 2016 and recorded September 28, 2016 as document 1627229113 each contained a scrivener's error as to the Plat of Subdivision reference.

WITNESSETH:

WITNESSETH, THAT, Grantor, for an in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto Grantee all the real property, together with improvements, if any, situate, lying and being in the County of Cook, State of Illinois, legally described as follows (the "Property"):

NU 125679-72A
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JA

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See Exhibit A, attached hereto and incorporated herein by this reference.



TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the Property, and the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof of interest therein, by, through or under the Grantor, subject to those matters set forth in Exhibit B, attached hereto and incorporated herein by this reference.

Permanent Real Estate Number(s): 30-19-302-007-0000 Vol. 225 & 30-19-302-008-0000 Vol. 225

Address of the Property: 16801 Exchange Avenue, Lansing, Illinois

[SEE SIGNATURE ON THE FOLLOWING PAGE]

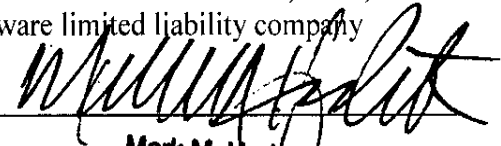
REAL ESTATE TRANSFER TAX		18 May 2017
		COUNTY: 6,000.00
		ILLINOIS: 12,000.00
		TOTAL: 18,000.00
30-19-302-007-0000		20170501651899 2-133-049-792

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IN WITNESS WHEREOF, this Deed has been executed by Grantor to be effective as of the 11th day of May, 2017.

GRANTOR:

COLFIN COBALT I-II SUB, LLC,
a Delaware limited liability company

By: 
Name: Mark M. Hedstrom
Its: Vice President

THE STATE OF _____ § **SEE CALIFORNIA ACKNOWLEDGMENT ATTACHED HERETO**
COUNTY OF _____ §

On May __, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, as _____ of **COLFIN COBALT I-II SUB, LLC**, a Delaware limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL)

Notary Public in and for the said State

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[SIGNATURE PAGE TO DEED - 16801 EXCHANGE AVE]

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Exhibit A to Deed

Real Property Description

Real property in the City of Lansing, County of Cook, State of Illinois, described as follows:

LOTS 1 AND 2 IN THE LANDINGS PHASE II, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1987 AS DOCUMENT 87372563, IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office

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Exhibit B to Deed

Permitted Exceptions

1. General real estate taxes for the year(s) 2016 (Final Installment), 2017 and subsequent years, a lien, not yet due and payable. Permanent Index Number: 30-19-302-007-0000 Vol. 225.
2. General real estate taxes for the year(s) 2016 (Final Installment), 2017 and subsequent years, a lien not yet due and payable. Permanent Index Number: 30-19-302-008-0000 Vol. 225.
3. Permanent subterranean easement created by grant recorded August 18, 1983 as document 26739188 to the Metropolitan Sanitary District of Greater Chicago, its successors and assigns, upon, under and through a 40 foot strip of land to construct, reconstruct, repair, maintain and operate an underground tunnel system, shafts and connecting structures to be on adjunct of and an addition to the chanel, and outlets of the sanitary district and the terms and provisions contained therein, and as shown on survey prepared by Radu M.S. Irimescu, dated March 22, 2017, under Order No. 10632.
4. Electric facilities agreement recorded June 1, 1988 as document 88233557 made by the Village of Lansing to Commonwealth Edison Company granting the right to maintain, operate, repair, renew and replace their facilities and the terms and provisions contained therein.
5. 10 foot public utilities easement as shown on plat of the Landings Phase II subdivision recorded July 7, 1987 as document 87372563, and as shown on survey prepared by Radu M.S. Irimescu, dated March 22, 2017, under Order No. 10632.
6. Subterranean easement created by grant recorded May 9, 2001 as document 0010389659 to the Metropolitan Water Reclamation District of Greater Chicago, its successors and assigns, upon, under and through the land to construct, reconstruct, repair, maintain and operate an underground tunnel system, and appurtenances and the terms and provisions contained therein, and as shown on survey prepared by Radu M.S. Irimescu, dated March 22, 2017, under Order No. 10632.
7. Rights of the United States of America, State of Illinois, the Municipality and the Public in and to that part of the land in the northerly portion of Lot 1 lying within the bed of the Little Calumet River, as shown on survey prepared by Radu M.S. Irimescu, dated March 22, 2017, under Order No. 10632.; and the rights of other owners of land bordering on the river in respect to the water of said river.
8. Rights of tenants, as tenants only, under unrecorded leases with no rights of first refusal or options to purchase.

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:



VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Co fin Cobalt I-II Sub, LLC
13727 Noel Road #750
Dallas, TX 75240

Telephone: 972-893-7000

Attorney or Agent: Jennifer Haden
Telephone No.: 214-754-7750

Property Address 16801 Exchange Avenue
Lansing, IL 60438

Property Index Number (PIN) 30-19-302-007-0000

Water Account Number 332 6070 00 04, 332 6080 00 04 & 332 6090 00 04

Date of Issuance: May 08, 2017

State of Illinois)
County of Cook)
This instrument was acknowledged before
me on May 8, 2017 by
Karen Giovane

VILLAGE OF LANSING

By: [Signature]
Village Treasurer or Designee

[Signature]

(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.