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This instrument prepared by:
Erica Sitkoff, Esq.
DLA Piper LLP (US)
444 W. Lake Street, Suite 900
Chicago, Illinois 60606

RECORD AND RETURN TO:

Pamela Medlin
Chicago Title Insurance Company
2828 Routh Street, Suite 800
Dallas, Texas 75201

Mail tax bills to:

Core Chatham, LLC
1901 Roselle (Schaumburg) DY, LLC
200 S. Wacker Drive, Suite 1325
Chicago, Illinois 60606



Doc# 1735545074 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/21/2017 03:58 PM PG: 1 OF 7

THIS SPACE RESERVED FOR RECORDER'S USE ONLY.

SPECIAL WARRANTY DEED

This Deed, made this 21st day of December, 2017, between **MM Chatham Office LLC**, a Delaware limited liability company, whose address is c/o Barings Real Estate Advisers LLC, 150 South Wacker Drive, Suite 350, Chicago, Illinois 60606 ("**Grantor**"), and **Core Chatham, LLC**, a Delaware limited liability company, as to a 5% undivided interest, and **1901 Roselle (Schaumburg) DY, LLC**, a Delaware limited liability company, as to a 95% undivided interest, as tenants in common, whose address is c/o Core Ventures, LLC, 200 S. Wacker Drive, Suite 1325, Chicago, Illinois 60606 (together, the "**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 the Grantee, FOREVER, all the following described real estate (the "**Property**"), situated in the County of Cook and State of Illinois, known and described as follows, to wit:

See **Exhibit A** attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging there, or in any way appertaining, and the reversion or reversions, remainder or 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 at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the Grantee, forever.



And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors 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 recited; and that it WILL WARRANT AND DEFEND, said premises against all persons


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lawfully claiming, or to claim the same, by, through or under it, subject only to those matters listed on **Exhibit B** attached hereto and made a part hereof.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		21-Dec-2017
	COUNTY:	2,887.50
	ILLINOIS:	10,375.00
	TOTAL:	20,062.50
07-10-200-016-0000	20171201665663	1-315-922-917


 VILLAGE OF SCHAUMBURG
 REAL ESTATE TRANSFER TAX
 33277 \$13,375.⁰⁰

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN CHATHAM CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1992 AS DOCUMENT NUMBER 92534593 AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 30, 1992 AS DOCUMENT NUMBER 92724730, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED DECEMBER 6, 2006 AS DOCUMENT NUMBER 0634042179 FOR THE PURPOSE OF INGRESS AND EGRESS, ENCROACHMENTS, PUBLIC UTILITIES AND FOR THE USE AND OCCUPANCY OF A PATIO EASEMENT AREA LOCATED ON LOT 2 IN AFORESAID SUBDIVISION.

ADDRESS: 1901 North Roselle Road, Schaumburg, Illinois 60195

PIN: 07-10-200-016-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.
2. ZONING ORDINANCES AND REGULATIONS AND OTHER LAWS OR REGULATIONS GOVERNING USE OR ENJOYMENT OF THE PROPERTY.
3. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASES, WITH NO OPTIONS TO PURCHASE OR RIGHTS OF FIRST REFUSAL.
4. RIGHTS OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND FALLING WITHIN A CREEK AND RIGHTS OF THE ADJOINING OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATERS OF SAID CREEK.
5. GRANT OF EASEMENT MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 26, 1988 AND KNOWN AS TRUST NUMBER 110235 TO COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSORS AND ASSIGNS, RECORDED AUGUST 9, 1988 AS DOCUMENT 88358507 TO CONSTRUCT, OPERATE, MAINTAIN, RELOCATE, REMOVE, FROM TIME TO TIME, WIRES, CABLES, CONDUITS, MANHOLES TRANSFORMERS, PEDESTALS, USED IN CONNECTION WITH UNDERGROUND TRANSMISSION, TOGETHER WITH RIGHT TO ACCESS TO THE SAME AND RIGHT TO REMOVE TREES, BUSHES ETC.
6. EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE AS SHOWN ON THE PLAT OF CHATHAM CENTRE SUBDIVISION RECORDED JULY 21, 1992 AS DOCUMENT 92534593, (CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 30, 1992 AS DOCUMENT 92724730);

EASEMENT IN FAVOR OF ANY ELECTRIC, GAS, TELEPHONE OR TELECOMMUNICATION COMPANY, CABLE T.V. COMPANY, AND THE VILLAGE OF SCHAUMBURG, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL FACILITIES NECESSARY TO SERVICE THE SUBDIVISION AND OTHER PROPERTY WITH UTILITIES, CHANNELS AND DRAINAGE AS PROVIDED IN PLAT OF SUBDIVISION RECORDED JULY 21, 1992 AS DOCUMENT NUMBER 92534593, (CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 30, 1992 AS DOCUMENT 92724730), AFFECTING THAT PART OF THE LAND LABELED AS "PUBLIC UTILITY EASEMENT" WITHIN DASHED LINES SHOWN ON SAID PLAT; TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER OR ABOVE OR ON THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES, AND ROOTS, AND THE RIGHT TO ENTER UPON THE LAND FOR ALL THESE PURPOSES, AND THE TERMS THEREOF AS CONTAINED IN SAID DOCUMENT;

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EASEMENT IN FAVOR OF THE VILLAGE OF SCHAUMBURG, ITS SUCESSORS AND ASSIGNS, WITHIN THE STRIP OF LAND SHOWN BY DASHED LINES ON PLAT OF SUBDIVISION RECORDED JULY 21, 1992 AS DOCUMENT 92534593, (CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 30, 1992 AS DOCUMENT 92724730) AND MARKED "BIKE PATH EASEMENT" TO BE USED FOR A PUBLIC BICYCLE PATH AND FOR NO OTHER PURPOSE, AND THE TERMS CONTAINED IN SAID DOCUMENT;

EASEMENT IN FAVOR OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, AND DUPAGE COUNTY, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UNDER, AND UPON THE AREAS SHOWN AS "DRAINAGE EASEMENT" OR AS "STORMWATER MANAGEMENT EASEMENT" WITHIN DASHED LINES ON PLAT OF SUBDIVISION RECORDED JULY 21, 1992 AS DOCUMENT 92534593, (CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 30, 1992 AS DOCUMENT 92724730) TO CONSTRUCT, OPERATE, AND MAINTAIN STORM SEWERS, DITCHES, OR OTHER FACILITIES, TOGETHER WITH RIGHT OF ACCESS THERETO, AND THE TERM, PROVISIONS, AND CONDITIONS CONTAINED THEREIN, INCLUDING THE RIGHT BY THE VILLAGE TO LIEN THE LAND IN THE EVENT THE LOT OWNERS FAIL TO MAINTAIN THE DRAINAGE OR STORMWATER EASEMENT, CONTROL EROSION, OR MAINTAIN LANDSCAPING AND GRASS;

7. THE FOLLOWING MATTERS AS SHOWN ON THE SURVEY BY EDWARD J. MOLLOY & ASSOCIATES, DATED MARCH 30, 2017 AND RECERTIFIED ON NOVEMBER 17, 2017, ORDER NO. 170048:
 - (1) TELEPHONE VAULT IN WESTERLY PORTION OF THE LAND, NOT LOCATED IN A RECORDED EASEMENT AREA.
 - (2) MANHOLES, IRRIGATION PUMP, AND OUTFALL CONTROL STRUCTURE IN WESTERLY PORTION OF THE LAND, LOCATED OUTSIDE RECORDED EASEMENT AREA.
 - (3) BRIDGE IN THE SOUTHERLY PORTION OF THE LAND OVER AND ACROSS THE CREEK FLOWING THROUGH AND ACROSS THE SOUTHERLY PORTION OF THE LAND, BETWEEN THE SUBJECT LAND AND THE PROPERTY ADJOINING ON THE SOUTH (LOT 5 IN WOODFIELD BUSINESS CENTER TWO WEST UNIT 3), SAID BRIDGE CONNECTING TO AND MOSTLY WITHIN THE BIKE PATH EASEMENT SHOWN ON THE RECORDED PLAT OF SUBDIVISION OF CHATHAM CENTRE AFORESAID.
 - (4) "STONE RIP RAP ALONG BANKS" ALONG THE CREEK FLOWING THROUGH AND ACROSS THE SOUTHERLY PORTION OF THE LAND, WITHIN THE DRAINAGE EASEMENT SHOWN ON THE PLAT OF SUBDIVISION OF CHATHAM CENTRE AFORESAID.
 - (5) BIKE PATH OVER AND ACROSS SOUTHERLY PORTION OF THE LAND LOCATED PARTLY OUTSIDE OF THE RECORDED BIKE PATH EASEMENT SHOWN ON THE PLAT OF SUBDIVISION AFORESAID, OVER AND UPON THE ADJOINING PORTIONS OF THE LAND.

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- (6) ENCROACHMENT OF THE CONCRETE ENCLOSED VENTS OVER THE EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY RECORDED AS DOCUMENT 88358507.
8. AGREEMENT TO GRANT INGRESS AND EGRESS EASEMENT DATED JUNE 23, 2000 AND RECORDED JUNE 29, 2000 AS DOCUMENT 00487100 BY AND BETWEEN GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY, A COLORADO CORPORATION AND WHICH REAL ESTATE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, THAT IF AND WHEN THE VILLAGE OF SCHAUMBURG REQUIRES AN EASEMENT FOR INGRESS AND EGRESS, EACH PARTY WILL GRANT AN EASEMENT FOR SUCH PURPOSE.
9. DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED DECEMBER 6, 2006 AS DOCUMENT NUMBER 0634042179 RELATING TO EASEMENTS FOR ENCROACHMENTS, PUBLIC UTILITIES, INGRESS AND EGRESS, SIGNAGE, STORMWATER DRAINAGE, TEMPORARY CONSTRUCTION ACCESS EASEMENT AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH THEREIN.