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Fine and Block Attorneys
2060 Mount Paran Road, N.W.
Paran Place, Suite 106
Atlanta, Georgia 30327-2935
Attention: James F. Brown, Jr.

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/21/2017 03:43 PM PG: 1 OF 4

TAX BILLS SHOULD BE SENT TO:

% Atlantic Realty Partners
3438 Peachtree Road, N.E.
Phipps Tower, Suite 1425,
Atlanta, Georgia 30326

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

8986 KSAK Dale

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this 20th day of December, 2017, by **HALSTED-LAKE VENTURE PARTNERS, L.L.C.**, a Delaware limited liability company (the "**Grantor**"), having an office % Atlantic Realty Partners, 3438 Peachtree Road, N.E., Phipps Tower, Suite 1425, Atlanta, Georgia 30326, to **PARKER OWNER LLC**, a Delaware limited liability company (the "**Grantee**"), having an address % Atlantic Realty Partners, 3438 Peachtree Road, N.E., Phipps Tower, Suite 1425, Atlanta, Georgia 30326.

WITNESSETH:

That the Grantor for and in consideration of the sum of **TEN AND 00/100THS DOLLARS (\$10.00)** and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook and State of Illinois and legally described on **Exhibit A** attached hereto and made a part hereof, together with (i) Grantor's interest, if any, in the building structures, fixtures, and other improvements located on said real estate and rights and appurtenances with respect thereto, including, but not limited to, all rights of way, tenements, hereditaments, easements, minerals and mineral rights, water and water rights, utility capacity and appurtenances, if any, in any way belonging or appertaining to the real estate and the improvements and (ii) all of Grantor's right, title and interest in and to all adjoining streets, alleys, private roads, parking areas, curbs, curb cuts, sidewalks, landscaping, signage, sewers and public ways and rights and interests relating thereto (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property forever, subject only to the Permitted Exceptions set forth in **Exhibit B** attached hereto.

JA

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Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL WARRANT AND FOREVER DEFEND** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, subject only to the Permitted Exceptions set forth in **Exhibit B** attached hereto.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.

GRANTOR:

HALSTED-LAKE VENTURE PARTNERS, L.L.C., a Delaware limited liability company

By: 171 Partners, LLC, a Delaware limited liability company, its authorized Member

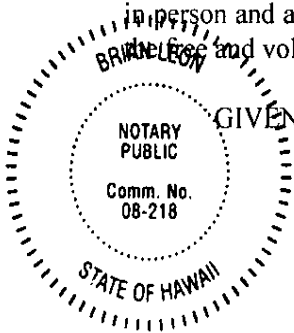
By: ARP Manager LLC, its Manager

By: *Richard D. Aaronson*
 Name: Richard D. Aaronson
 Title: Manager

STATE OF Hawaii)
)
 COUNTY OF Mau'i) ss:

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that RICHARD D. AARONSON, as the Manager of ARP Manager LLC, which entity is a Manager of 171 Partners, LLC, which entity is the authorized Member of HALSTED-LAKE VENTURE PARTNERS, L.L.C., a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as said officer, appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and as his free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 10th day of December, 2017.



Brian Leon, Brian Leon
 Notary Public My Commission Expires 6/29/2020

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

LOTS 10, 11, 12, 13 AND 14 IN BLOCK 65 OF CANAL TRUSTEE'S SUBDIVISION OF LOTS & BLOCKS IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS:



17-09-318-001-0000


17-09-318-002-0000

COMMON ADDRESS:

~~729-733 W. LAKE STREET, AND~~ 171 N. HALSTED STREET, CHICAGO, ILLINOIS 60661

730 West Couch Place aka

REAL ESTATE TRANSFER TAX		21-Dec-2017
	COUNTY:	55,673.25
	ILLINOIS:	111,346.50
	TOTAL:	167,019.75
17-09-318-001-0000 20171201667712 0-946-824-224		

REAL ESTATE TRANSFER TAX		21-Dec-2017
	CHICAGO:	835,098.75
	CTA:	334,039.50
	TOTAL:	1,169,138.25 *
17-09-318-001-0000 20171201667712 0-530-060-320		

* Total does not include any applicable penalty or interest due.

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EXHIBIT B TO SPECIAL WARRANTY DEED

EXCEPTIONS

1. All ad valorem real estate property taxes for the year 2017 and subsequent years, not yet due and payable.
2. Declaration of Restrictive Covenants by Halsted-Lake Venture Partners, L.L.C., dated April 7, 2015, recorded April 14, 2015 as Document No. 1510410019, Cook County, Illinois Records.
3. Declaration of Restrictive Covenants by Halsted-Lake Venture Partners, L.L.C., dated April 7, 2015, recorded May 20, 2015 as Document No. 1514044047, aforesaid records.
4. Grant of Easement from Halsted-Lake Venture Partners, L.L.C., to Comcast of Florida/Georgia/Illinois/Michigan, LLC, dated November 1, 2015, recorded December 22, 2015 as Document No. 1515641023, aforesaid records.
5. Final Certificate of Completion of Landmark Project by Commission on Chicago Landmarks dated April 14, 2016, recorded April 19, 2016 as Document Number 1611019098, aforesaid records.
6. Environmental No Further Remediation Letter by Illinois Environmental Protection Agency, dated August 28, 2017, recorded September 25, 2017 as Document No. 1726822000, aforesaid records.
7. All matters as shown on that certain A.L.T.A. / N.S.P.S. Land Title Survey for Parker Owner LLC, Parker JV LLC, Parker Realty Company LLC, Halsted Realty Partners LLC, and Chicago Title Insurance Company, prepared by C. Brian Lounsbury, I.P.L.S. No. 035-2841, of Spaceco Inc., dated 06/02/2017, last revised 12/19/17, same being Job No. 8104.
8. Existing unrecorded leases, all rights of the lessees thereunder, and all rights of any person or party claiming by, through or under such lessees.