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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/26/2017 12:23 PM PG: 1 OF 7

40035395 (7 OF 9)

(The above space for recorder's use only)

SPECIAL WARRANTY DEED

ClyDiv, LLC, an Illinois limited liability company, whose mailing address is 666 Dundee Road, Suite 1102, Northbrook, Illinois 60062 ("Grantor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY to ClyDiv Commercial, LLC, an Illinois limited liability company whose mailing address is 666 Dundee Road, Suite 1102, Northbrook, Illinois 60062 ("Grantee"), and to its successors and assigns FOREVER, all the following real property situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number: 17-04-142-001, 17-04-142-002, 17-04-142-003, 17-04-142-004, 17-04-142-006, 17-04-142-007, 17-04-142-008, 17-04-142-009, 17-04-142-010, 17-04-142-011, 17-04-142-012, 17-04-142-013, 17-04-142-014 AND 17-04-142-015

Address of Real Estate: 1200 N. Clybourn, Chicago, Illinois

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, together with the improvements thereon and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, and interest, of Grantor, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs, successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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,

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except as herein recited; and it WILL WARRANT AND DEFEND the said premises unto the Grantee, its successors and assigns, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the matters set forth in Exhibit B attached hereto and made a part hereof.

In Witness Whereof, said Grantor has caused this Special Warranty Deed to be executed this 22nd day of ~~October~~, 2017.
December

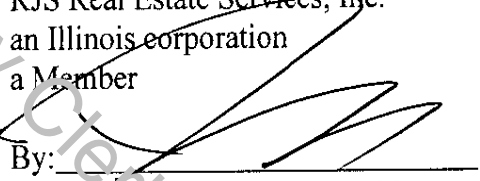
ClyDiv, LLC,
an Illinois limited liability company

By: ClyDiv Manager, LLC,
an Illinois limited liability company
its Manager


By: Brinshore PL, LLC,
an Illinois limited liability company
a Member



By: Brinshore Development, L.L.C.,
an Illinois limited liability company
a Member


By: RJS Real Estate Services, Inc.
an Illinois corporation
a Member

By: 
Richard J. Sciortino, President

By: Michaels Chicago Holding Company, LLC,
an Illinois limited liability company
a Member

By: 
John O'Donnell, President

REAL ESTATE TRANSFER TAX		26-Dec-2017
	COUNTY:	2,412.25
	ILLINOIS:	4,824.50
	TOTAL:	7,236.75
17-04-142-001-0000 20171201673750 1-926-194-208		

REAL ESTATE TRANSFER TAX		26-Dec-2017
	CHICAGO:	36,183.75
	CTA:	14,473.50
	TOTAL:	50,657.25 *
17-04-142-001-0000 20171201673750 0-423-584-800		

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

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the county and State aforesaid, do hereby certify that Richard J. Sciortino, personally known to me to be the president of RJS Real Estate Services, Inc., a member of Brinshore Development, L.L.C., an Illinois limited liability company, a member of Brinshore PL, LLC, an Illinois limited liability company, a member of ClyDiv Manager, LLC, an Illinois limited liability company (the "Manager"), the managing member of ClyDiv, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such officer, he signed and delivered the said instrument, pursuant to authority given by the members of the Manager as the free and voluntary act of such person, and as the free and voluntary act and deed of the Manager and ClyDiv, LLC, for the uses and purposes therein set forth.


Given under my hand and official seal this 5th day of December, 2017.

(SEAL)  Margaret A. Grassano
Notary Public

STATE OF NEW JERSEY)
) ss
COUNTY OF BURLINGTON)

I, the undersigned, a Notary Public in and for the county and State aforesaid, do hereby certify that John O'Donnell, personally known to me to be the President of Michaels Chicago Holding Company, LLC, an Illinois limited liability company, a member of ClyDiv Manager, LLC, an Illinois limited liability company (the "Manager"), the managing member of ClyDiv, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such vice president, he signed and delivered the said instrument, pursuant to authority given by the members of the Manager as the free and voluntary act of such person, and as the free and voluntary act and deed of the Manager and ClyDiv, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this 17th day of November, 2017.

(SEAL) 
Notary Public
CATHERINE A. FREAS
NOTARY PUBLIC OF NEW JERSEY
COMMISSION EXPIRES 6/30/2020

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EXHIBIT A

Legal Description

East Commercial Parcel

That part of Butterfield's Addition to Chicago in the West Half of the Northwest Quarter, and the Southeast Quarter of the Northwest Quarter of Section 4, township 39 North, Range 14 East of the Third Principal Meridian, and the Subdivision of Lot 34 in Butterfield's Addition to Chicago aforesaid, and also the Subdivision of Lot 40 and the Northwest Half of Lot 38 in Butterfield's Addition to Chicago aforesaid, Below an elevation of 30.80 City of Chicago datum, described as follows:

Beginning at the most Northerly corner of said Lot 1 in the Subdivision of Lot 40 and the Northwest Half of Lot 38 in Butterfield's Addition to Chicago aforesaid; thence South 45 degrees 20 minutes 30 seconds East along the Southwesterly line of N. Clybourn Avenue, 285.28 feet to a point on the Northeast line of Lot 1 in said Subdivision of Lot 34; thence South 19 degrees 01 minutes 50 seconds West 34.00 feet to the North line of W. Division Street; thence South 89 degrees 34 minutes 45 seconds West, along the North line of said W. Division Street, 95.42 feet; thence North 00 degrees 32 minutes 38 seconds West, 11.20 feet; thence South 89 degrees 34 minutes 45 seconds West, 9.62 feet; thence North 00 degrees 25 minutes 15 seconds West, 9.02 feet; thence South 89 degrees 34 minutes 45 seconds West, 1.08 feet; thence North 00 degrees 25 minutes 15 seconds West, 13.92 feet; thence North 89 degrees 24 minutes 10 seconds East, 1.48 feet; thence North 00 degrees 25 minutes 15 seconds West, 9.39 feet; thence South 89 degrees 34 minutes 45 seconds West, 2.26 feet; thence North 00 degrees 25 minutes 15 seconds West, 2.40 feet; thence North 22 degrees 01 minutes 59 seconds East, 6.51 feet; thence South 67 degrees 58 minutes 01 seconds East, 8.42 feet; thence North 22 degrees 01 minutes 59 seconds East, 18.31 feet; thence North 67 degrees 49 minutes 31 seconds West, 8.42 feet; thence North 22 degrees 01 minutes 59 seconds East, 5.97 feet; thence North 45 degrees 25 minutes 15 seconds West, 36.18 feet; thence South 44 degrees 34 minutes 45 seconds West, 1.08 feet; thence North 45 degrees 26 minutes 10 seconds West, 28.75 feet; thence North 44 degrees 34 minutes 45 seconds East, 8.79 feet; thence North 45 degrees 33 minutes 21 seconds West, 44.45 feet; thence North 44 degrees 34 minutes 45 seconds East, 17.46 feet; thence North 45 degrees 25 minutes 15 seconds West, 58.28 feet; thence North 31 degrees 08 minutes 51 seconds West, 12.81 feet to a point on the Northwest line of Lot 1 in said Subdivision of Lot 40, 17.51 feet Southwest of the North corner of said Lot 1; thence North 44 degrees 42 minutes 15 seconds East along the Northwest line of said Lot 1, a distance of 17.51 feet to the North corner of said Lot 1, and the Point of Beginning, in Cook County, Illinois.

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West Commercial Parcel

That part of Butterfield's Addition to Chicago in the West Half of the Northwest Quarter, and the Southeast Quarter of the Northwest Quarter of Section 4, township 39 North, Range 14 East of the Third Principal Meridian, and the Re-Subdivision of Lot 34 in Butterfield's Addition to Chicago aforesaid, and also the Subdivision of Lot 40 and the Northwest Half of Lot 38 in Butterfield's Addition to Chicago aforesaid, Below an elevation of 30.80 City of Chicago datum, described as follows:

Beginning at a point on the South line of said Lot 39 in Butterfield's Addition, and on the East line of the West 20.00 feet of said Lot 39; thence North 00 degrees 50 minutes 44 seconds West along the East line of the West 20.00 feet of said Lot 39, and the West line of said Resubdivision of Lot 4, a distance of 155.66 feet to the Northwest corner of said Resubdivision; thence North 44 degrees 42 minutes 15 seconds East along the Northwest line of Lot 1 in said Subdivision of Lot 40 and the Northwest Half of Lot 38, a distance of 47.04 feet; thence South 45 degrees 25 minutes 15 seconds East, 115.16 feet; thence South 44 degrees 53 minutes 27 seconds West, 60.40 feet; thence North 89 degrees 34 minutes 45 seconds East, 26.70 feet; thence South 00 degrees 28 minutes 02 seconds East, 18.80 feet; thence South 89 degrees 36 minutes 32 seconds West, 7.93 feet; thence South 00 degrees 25 minutes 15 seconds East, 46.15 feet to the South line of Lot 37 in said Butterfields Addition; thence South 89 degrees 34 minutes 45 seconds West along the South line of said Lot 37 and said Lot 39, a distance of 89.45 feet to the Point of Beginning, in Cook County, Illinois.

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EXHIBIT B

Exceptions

1. REAL ESTATE TAXES NOT DUE OR PAYABLE.
2. RIGHTS DISCLOSED BY THE PRESENCE ON THE LAND OF OVERHEAD ELECTRIC WIRES CROSSING NEAR THE SOUTHEAST CORNER OF THE LAND, AS SHOWN ON THE SURVEY BY TERRA ENGINEERING LTD., DATED NOVEMBER 2, 2017, PROJECT NO. 17-132
3. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED AS OF DECEMBER 21, 2015 AND RECORDED DECEMBER 22, 2015 AS DOCUMENT NO. 1535616065, BY CLYDIV, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.
4. CLYBOURN DIVISION RENTAL PROJECT REDEVELOPMENT AGREEMENT DATED AS OF DECEMBER 1, 2015 AND RECORDED DECEMBER 22, 2015 AS DOCUMENT NO. 1535616072 BY AND AMONG THE CITY OF CHICAGO, AN ILLINOIS MUNICIPAL CORPORATION, THROUGH ITS DEPARTMENT OF PLANNING AND DEVELOPMENT, CABRINI GREEN LAC COMMUNITY DEVELOPMENT CORPORATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION CLYDIV, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, CABRINI GREEN CDC-SPE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND CLYDIV MANAGER LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.
5. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR POLES, LINES, CONDUIT AND INCIDENTAL PURPOSES, OVER, UPON AND ALONG THE LAND AS SHOWN THEREIN RECORDED OCTOBER 24, 2016 AS DOCUMENT NO. 1629829054.
6. EASEMENT IN FAVOR OF COMCAST OF CHICAGO, ITS SUCCESSORS AND ASSIGNS, TO
7. CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME A BROADBAND COMMUNICATIONS SYSTEM (REFERRED TO AS THE "COMPANY WIRING") CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, PEDESTALS, VAULTS, AND, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND ENCLOSURES, MARKERS AND CONCRETE PADS OR OTHER APPURTENANT FIXTURES AND EQUIPMENT NECESSARY OR USEFUL FOR DISTRIBUTING BROADBAND SERVICES AND OTHER LIKE COMMUNICATIONS, IN, ON, OVER, UNDER, ACROSS AND ALONG THE LAND, RECORDED FEBRUARY 23, 2017 AS DOCUMENT NO. 1705442106, AFFECTING AN UNDEFINED AREA OF THE LAND. SEE DOCUMENT FOR PARTICULARS.
8. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF ENVIRONMENTAL NO FURTHER REMEDIATION LETTER RECORDED OCTOBER 11, 2017 AS DOCUMENT NO. 1728406022.

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9. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
10. EXISTING UNRECORDED LEASES, IF ANY.

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