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WHEN RECORDED MAIL TO AND
MAIL TAX BILL TO:

Chicago Dry LL, LLC
c/o Investcorp International Realty Inc.
280 Park Avenue, 36th Floor West
New York, New York 10017

Doc# 1806706248 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/08/2018 04:02 PM PG: 1 OF 4

THIS DOCUMENT PREPARED BY:

Matthew Cudrin, Esq.
Bryan Cave LLP
1290 Avenue of the Americas
New York, New York 10104

PERMANENT PARCEL NUMBERS:

03-35-104-057-0000
03-35-104-058-0000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into this 2nd day of March, 2018, by DB CI - 1050 BCD LLC, a Delaware limited liability company having a mailing address at c/o Brennan Investment Group, 9450 W. Bryn Mawr, Suite 750, Rosemont, Illinois 60018 ("Grantor"), to CHICAGO DRY LL, LLC, a Delaware limited liability company, having a mailing address at c/o Investcorp International Realty Inc., 280 Park Avenue, 36th Floor West, New York, NY 10017 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents GRANT, BARGAIN, SELL and CONVEY unto Grantee FOREVER the following described real estate, situated in the City of Mount Prospect and the State of Illinois, (the "Property") more particularly described as follows:

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

Property Address: 1000-1050 East Business Center Drive, Mount Prospect, Illinois 60056

together with, all and singular, the tenements, hereditaments, easements, rights-of-way, and appurtenances belonging or in anywise appertaining to the same, subject solely to the matters set forth on Exhibit B attached hereto.

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple, subject to the matters set forth on Exhibit B attached hereto; that Grantor has good right and lawful authority to sell and convey said real property, and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

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EXHIBIT A TO DEED

LEGAL DESCRIPTION OF THE LAND

LOT 301-A IN KENSINGTON CENTER-RESUBDIVISION THIRTEEN, BEING A RESUBDIVISION OF CERTAIN LOTS IN KENSINGTON CENTER-RESUBDIVISION NINE, BEING A RESUBDIVISION OF LOT 301 IN KENSINGTON CENTER-PHASE THREE-B, BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 35; ALSO RESUBDIVISION OF LOT 401 IN KENSINGTON CENTER-PHASE FOUR, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 35, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AND FILED FEBRUARY 1, 1984 AS DOCUMENTS 26952608 AND LR3353303, IN COOK COUNTY, ILLINOIS.

Common Address: 1000-1050 East Business Center Drive, Mount Prospect, Illinois 60056

PIN(S): 03-35-104-057-0000, Vol. 235 and 03-35-104-058-0000. Vol. 235

Property of Cook County Clerk's Office

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1000-1050 East Business Center Drive

1. General real estate taxes for the final installment 2017 and subsequent years are a lien not yet due and payable.
2. Easement in favor of Northern Illinois Gas Company, as granted on the plat of Kensington Center-Resubdivision Thirteen recorded and filed February 1, 1984 as document 26952608 and LR3353303.
3. A 40 foot building and parking lot set back line from the North line of the property as shown on plat of Kensington Center-Resubdivision Thirteen recorded and filed February 1, 1984 as document 26952608 and LR3353303.
4. Easement in favor of the Village of Mount Prospect, Illinois, its successors and assigns, as granted by the plat of Kensington Center-Resubdivision Thirteen recorded and filed February 1, 1984 as documents 26952608 and LR3353303.
5. Grant of Easement in favor of the Commonwealth Edison Company recorded April 20, 1983 as document 26576008 made by Opus Corporation.
6. Declaration of Industrial Standards and Protective Covenants recorded February 1, 1984 as document 26952609 made by Opus Corporation.
7. Declaration of Easements, Covenants, Conditions and Restrictions recorded November 4, 2008 as document 0830939015, and the terms and provisions contained therein.
8. Rights of tenants, as tenants only, with no right to purchase, or right of first refusal to purchase under unrecorded leases.
9. The following matters disclosed by an ALTA/NSPS survey made by XCEL Consultants, as coordinated by Commercial Due Diligence Services on 2/6/2018, last revised 3/2/2018, designated Job No. 18-01-0207:004:
 - a. NONE