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This Document Was Prepared By:

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131 S. Dearborn St., 30th Flr.
Chicago, IL 60603

Doc# 1824316085 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/31/2018 03:57 PM PG: 1 OF 5

Upon Recording Return To:

Lippes Mathias Wexler Friedman, LLP
Thomas J. Fennell, Esq.
50 Fountain Plaza, Suite 1700
Buffalo, NY 14202-2216

18006571100
C/S

SPECIAL WARRANTY DEED


THE STATE OF ILLINOIS) SS
)
COUNTY OF COOK) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT **TR 120 S. LASALLE CORP.**, a Delaware corporation, having an address at c/o LPC Realty Advisors I, LP, 120 N. LaSalle Street, Suite 2900, Chicago, Illinois 60602 ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollar, (\$10.00) cash and other good and valuable consideration to Grantor paid by **SOT 120 S LASALLE LLC**, a Delaware limited liability company, having an address c/o Slate Asset Management, L.P., 121 King Street West, Suite 200, Toronto, Ontario M5H 3T9 ("**Grantee**"), the receipt of which is hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee with the special warranty covenants set forth herein (i) all of that certain tract or parcel of land located at 120 South LaSalle Street, Chicago, Cook County, Illinois and legally described on **Exhibit A** attached hereto, together with all improvements thereon 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 land 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 (the "**Property**").

This conveyance is made subject to those matters described on **Exhibit B** attached hereto.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and it is agreed that Grantor and Grantor's successors and assigns are hereby bound to warrant and forever defend, all and singular, the Property, unto Grantee and Grantee's successors and assigns against every person whomsoever claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

REAL ESTATE TRANSFER TAX	31-Aug-2018
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00*

17-16-210-007-0000 | 20180801673391 | 1-001-636-000

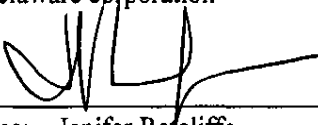
* Total does not include any applicable penalty or interest due

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Executed as of the 30 day of August, 2018.

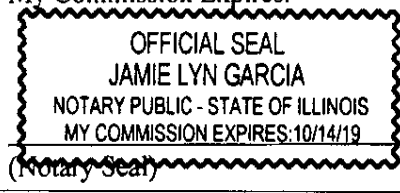
TR 120 S. LASALLE CORP.,
a Delaware corporation

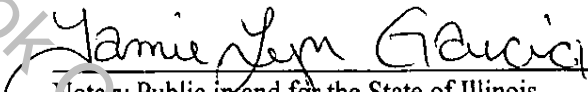
By: 
Name: Jenifer Ratcliffe
Title: President

THE STATE OF ILLINOIS) SS
)
COUNTY OF COOK) SS

THIS INSTRUMENT was acknowledged before me on August 27th, 2018, by Jenifer Ratcliffe, the President of TR 120 S. LaSalle Corp. as the act and deed of said entity.

My Commission Expires: 10-14-19




Notary Public in and for the State of Illinois

Mail Real Estate Tax Bills to:

SOT 120 S LASALLE LLC
M & J WILKOW PROPERTIES, LLC
20 South Clark Street
Suite 3000
Chicago, IL 60603
Attention: Marc R. Wilkow

REAL ESTATE TRANSFER TAX	31-Aug-2018
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00
17-16-210-007-0000	2018080167339 929-505-440

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

The East 1/2 of Lot 2, all of Lot 3 and that part of Lot 4 lying west of the West line of LaSalle Street (except the South 10 feet of said lots taken for alley) in Block 96 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN #17-16-210-007-0000

Commonly known as 120 South LaSalle Street, Chicago, Illinois 60603

EXEMPT UNDER PROVISIONS OF PARAGRAPH B, 35 ILCS 200/31-45.

8/28/2018
DATE

Denise Burns
BUYER, SELLER OR AGENT

EXEMPT UNDER PROVISIONS OF PARAGRAPH B, SEC. 3-33-060 OF THE CHICAGO TRANSACTION TAX ORDINANCE.

8/28/2018
DATE

Denise Burns
BUYER, SELLER OR REPRESENTATIVE

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for tax year 2018 and subsequent years not yet due or payable.
2. The land lies within the boundaries of Special Service Area No. 12 as disclosed by Ordinance recorded as Document 91075841, and is subject to additional taxes under the terms of said Ordinance and subsequent related Ordinances.
3. Lease made by TR 120 S. LaSalle Corp., a Delaware corporation to the Privatebank and Trust Company, an Illinois chartered bank, dated April 25, 2008, a memorandum of which was recorded June 6, 2008 as document no. 081 581 8075, demising a portion of the land for a term of years beginning January 1, 2009 and ending December 31, 2023, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.

(Tenant has options to extend the terms of the lease for 2 additional periods of 10 years each.)

4. Existing leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
5. Agreement dated December 6, 1926 and recorded December 9, 1926 as Document Number 9491257 in Book 23915 Page 243 made by State Bank of Chicago, an Illinois corporation, with Mather Smith Building Corporation and Monroe at LaSalle Garage, Inc., supplemented by Agreement dated January 11, 1928 and recorded January 17, 1928 as Document Number 9899221, relating to a party wall on the West line of the land. (also affects other property)
6. Memorandum of Agreement executed by and between Unicom Thermal Technologies Inc., an Illinois corporation, and the Lurie Company, recorded November 25, 1977 as Document 97885603, and the terms and provisions relating thereto.
7. Terms and provisions of parking agreement dated September 14, 2006, and recorded September 14, 2006, as Document 0625710108 between TR 183 W. Monroe Garage LLC and TR 120 S. LaSalle Corp.
8. The following survey matters as disclosed on that certain survey no. 201802274,001 prepared by XCEL Consultants dated July 10, 2018, as follows:
 - a) encroachment of the building onto the property West and adjoining by approximately 0.1 feet.
 - b) encroachment of the building on to the property South by approximately 0.2 to 0.4 feet.

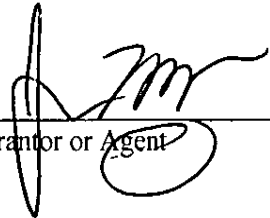
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee as shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated this 28th day of August, 2018

Signature:

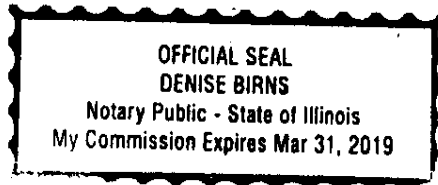


Grantor or Agent

SUBSCRIBED and SWORN to before me by said Grantor this 28th day of August, 2018

Denise Birns

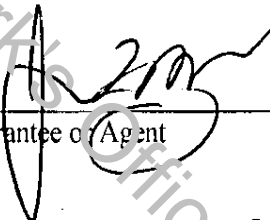
Notary Public



The grantee or his/her agent affirm and verifies that the name of the grantee as shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated this 28th day of August, 2018

Signature:

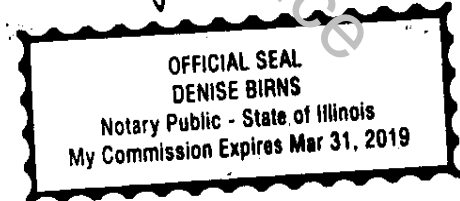


Grantee or Agent

SUBSCRIBED and SWORN to before me by said Grantee this 28th day of August, 2018

Denise Birns

Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]