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Doc# 1834641131 Fee \$44.00

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

EDHARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/12/2018 01:02 PM PG: 1 OF 4

**PREPARED BY AND
WHEN RECORDED RETURN TO:**

Marc S. Joseph, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602

**SEND FUTURE TAX BILLS TO:
845 WEST MADISON STREET OWNER,
LLC**

c/o The John Buck Company
225 West Washington Boulevard
Suite 2300
Chicago, Illinois 60606

(Above Space for Recorder's use only)

AFFIX TRANSFER STAMPS HERE:

REAL ESTATE TRANSFER TAX		12-Dec-2018	
		COUNTY:	9,475.75
		ILLINOIS:	18,951.50
		TOTAL:	28,427.25
17-17-208-001-0000	20181201651812	1-783-380-640	

REAL ESTATE TRANSFER TAX		12-Dec-2018	
		CHICAGO:	142,136.25
		CTA:	56,854.50
		TOTAL:	198,990.75 *
17-17-208-001-0000	20181201651812	0-031-414-944	

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

SPECIAL WARRANTY DEED

On this 10 day of December, 2018, 845 WEST MADISON PARTNERS LLC, a Delaware limited liability company ("GRANTOR") whose address is c/o The John Buck Company, 225 West Washington Boulevard, Suite 2300, Chicago, Illinois 60606, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and TRANSFERS to 845 WEST MADISON STREET OWNER, LLC, a Delaware limited liability company, whose address is c/o The John Buck Company, 225 West Washington Boulevard, Suite 2300 Chicago, Illinois 60606, all interest in the Real Estate legally described on Exhibit A attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on Exhibit B.

PINs and Common Address(es): See Exhibit A

[Signatures begin on next page]

CCRD REVIEW

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IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first set forth above.

GRANTOR:

845 WEST MADISON PARTNERS LLC, a Delaware limited liability company

By: 845 W. Madison GP LLC, a Delaware limited liability company, as sole member

By: Elbert Madison Partners LLC, a Delaware limited liability company, Manager

By: JBC Fund V LP, a Delaware limited partnership, as Managing Member

and

By: JBC Fund V Parallel Fund I LP, a Delaware limited partnership, as Managing Member

By: JBC Investors V LLC, a Delaware limited liability company, as General Partner of JBC Fund V LP and JBC Fund V Parallel Fund I LP

By: *Jeanna Lazar*
Print: Jeanna Lazar
Title: Managing Member

STATE OF ILLINOIS

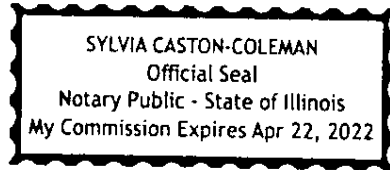
COUNTY OF COOK)
) ss.
)

Sylvia Caston-Coleman, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jeanna Lazar, the Managing Member of JBC Investors V LLC, the GP of JBC Fund V LP and JBC Fund V Parallel Fund I LP, the Managing Members of Elbert Madison Partners LLC, the Manager of 845 W. Madison GP LLC, the sole member of 845 WEST MADISON PARTNERS LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 6th day of December, 2018

Sylvia Caston-Coleman
Notary Public

My Commission Expires: 4-22-2022



(Seal)

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 1 TO 16 IN BLOCK 2 IN DUNCAN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 845 West Madison, Chicago, Illinois 60607

PINs:

17-17-208-001-0000
17-17-208-002-0000
17-17-208-005-0000
17-17-208-006-0000
17-17-208-007-0000
17-17-208-008-0000
17-17-208-009-0000
17-17-208-010-0000
17-17-208-016-0000
17-17-208-017-0000
17-17-208-018-0000

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EXHIBIT B

Permitted Exceptions

1. Terms, provisions and conditions contained in Environmental Disclosure document for transfer of real property recorded October 02, 1992 as document number 92736790.

(Affects lots 15 and 16).

2. Notice of Affordable Housing Covenant and Agreement made by and between City of Chicago, an Illinois municipal corporation and 845 West Madison Partners, LLC, a Delaware limited liability company recorded July 23, 2018 as document number 1820419338.

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