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THIS DOCUMENT WAS PREPARED BY:

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77 West Wacker Drive, Suite 3100  
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Doc# 1925545094 Fee \$88.00

UPON RECORDING RETURN TO:

Greenberg Traurig, LLP  
77 W. Wacker Drive, Suite 3100  
Chicago, IL 60601  
Attn: Ariel Murray

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/12/2019 03:54 PM PG: 1 OF 5

MAIL SUBSEQUENT TAX BILLS TO:

912 W. Armitage Owner LLC  
411 Theodore Fremd Avenue, Suite 300  
Rye, NY 10580  
Attn: Accounting Department

The above space for recorder's use only

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of the 11 day of September, 2019 by Armitage Fremont, LLC, a Delaware limited liability company, having an address at c/o Jenel Management Corp., 275 Madison Avenue, Suite 702, New York, NY 10016 ("Grantor"), in favor of 912 W. Armitage Owner LLC, a Delaware limited liability company, having an address at c/o Acadia Realty Trust, 411 Theodore Fremd Avenue, Suite 300, Rye, NY 10580 ("Grantee").

**WITNESSETH:**

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee and Grantee's heirs, successors and assigns, in and to the following described land (the "Land") in Cook County, Illinois:

See Exhibit A attached hereto and incorporated herein by reference for the description of the Land conveyed herein.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.


This conveyance is made subject to those matters described on Exhibit B attached hereto and to applicable zoning ordinances, matters appearing on any recorded plat of the land, and taxes for the current year and subsequent years not yet due and payable.

S Y  
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SC Y  
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And Grantor does hereby covenant with Grantee that, except as noted above, title to the Land is free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor (except as noted above), but against none other.

*[Signature Page Follows]*

REAL ESTATE TRANSFER TAX		12-Sep-2019
	<b>CHICAGO:</b>	28,875.00
	<b>CTA:</b>	11,550.00
	<b>TOTAL:</b>	40,425.00 *

4-32-226-054-0000 | 20190901682253 | 1-529-686-624

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

REAL ESTATE TRANSFER TAX		12-Sep-2019
	<b>COUNTY:</b>	1,925.00
	<b>ILLINOIS:</b>	3,850.00
	<b>TOTAL:</b>	5,775.00

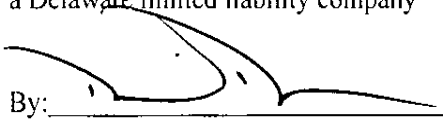
14-32-226-054-0000 | 20190901682253 | 1-521-543-776

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above-written.

**GRANTOR:**

**ARMITAGE FREMONT, LLC,**  
a Delaware limited liability company


By: 

Name: David Dushey  
Title: Manager

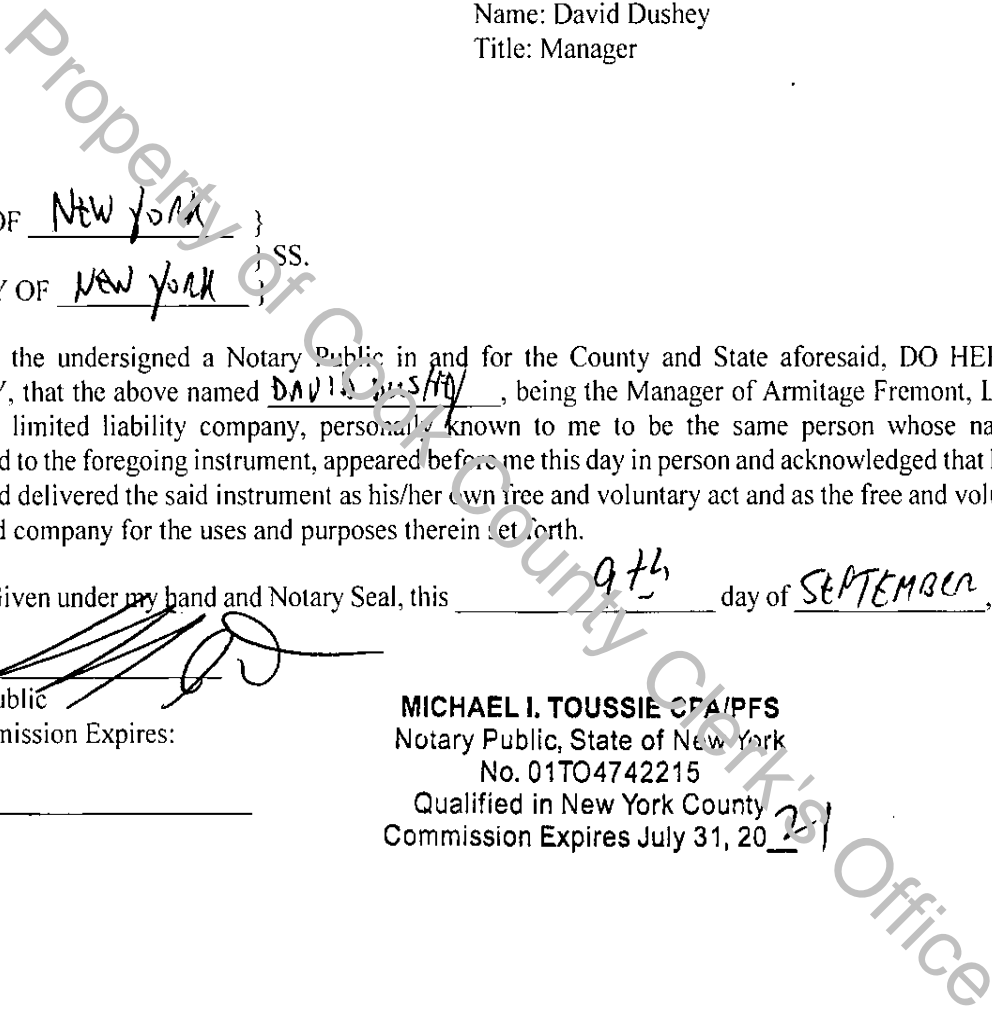
STATE OF New York }  
COUNTY OF New York } SS.

I, the undersigned a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named DAVID DUSHEY, being the Manager of Armitage Fremont, LLC, a Delaware limited liability company, 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 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 company for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this 9<sup>th</sup> day of SEPTEMBER, 2019.

  
Notary Public  
My Commission Expires: \_\_\_\_\_

**MICHAEL I. TOUSSIE CFA/PFS**  
Notary Public, State of New York  
No. 01TO4742215  
Qualified in New York County  
Commission Expires July 31, 2021



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**EXHIBIT A TO SPECIAL WARRANTY DEED**  
**LEGAL DESCRIPTION OF PREMISES**

LOT 24 IN SUB-BLOCK 6 IN CUSHMAN'S SUBDIVISION OF BLOCK 4 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 912 W. Armitage Avenue  
Chicago, IL 60614

Permanent Index Number: 14-32-226-054-0000

Property of Cook County Clerk's Office  
**COOK COUNTY  
RECORDER OF DEEDS**

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## EXHIBIT B TO SPECIAL WARRANTY DEED PERMITTED EXCEPTIONS

1. Any matters shown in that certain ALTA/NSPS Survey made by Gremley & Biedermann, a division of PLCS, Corporation, dated June 24, 2019, last revised July 29, 2019, and designated Job No. 2019-26834-001.
2. General real estate taxes for the year(s) 2019 and subsequent years, not yet due and payable.
3. Ordinance recorded May 19, 2003 as document 0313919131 designating the Armitage/Halsted District as a Chicago Landmark, and the terms and conditions contained therein.
4. Notice of Designation as a Chicago Landmark recorded October 27, 2003 as document 0330011049.
5. Department of Commerce and Economic Opportunity Enterprise Zone Certificate #1656 for Chicago II's Enterprise Zone Designation, Ordinance #95106 Chicago Authorizing Establishment of Enterprise Zone recorded as instrument 1611910114.
6. Existing unrecorded leases, if any, as disclosed in the rent roll delivered by Grantor to Grantee concurrently herewith, and rights of all parties claiming thereunder, which rights do not include any rights of first refusal to purchase or any options to purchase all or any portion of the Property.