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PREPARED BY, AND AFTER
RECORDING MAIL TO:

Katten Muchin Rosenman LLP
525 W. Monroe Street
Chicago, IL 60661-3693
Attention: David P. Cohen, Esq.

MAIL SUBSEQUENT TAX BILLS TO:

Circle Park Apartments
c/o Related Management Company
1111 South Ashland Avenue
Chicago, Illinois 60607

	
2103616040	
Doc#	2103616040 Fee \$88.00
RHSP FEE:	\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH	
COOK COUNTY CLERK	
DATE:	02/05/2021 12:25 PM PG: 1 OF 6

ABOVE SPACE RESERVED FOR RECORDING DATA

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and entered into this 29th day of January, 2021, by UCA II LLC, a Delaware limited liability company, whose mailing address is 180 North LaSalle Street, Suite 2930, Chicago, Illinois 60601 ("Grantor"), to and in favor of CIRCLE PARK PRESERVATION, L.P., a New York limited partnership, whose mailing address is 60 Columbus Circle, New York, New York 10023 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents GRANT, SELL, CONVEY AND QUITCLAIM unto Grantee, free and clear of all liens, encumbrances, easements and restrictions of record, except the permitted exceptions listed in Exhibit B, but without additional representation or warranty of any kind, all right, title and interest of Grantor in and to that certain land situated in the city of Chicago, County of Cook, State of Illinois described on Exhibit A attached hereto (the "Land") and to all of the buildings, structures and improvements in, upon and under the Land, including all right, title and interest of Grantor, if any, in and to the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon, or in anywise appertaining thereto (collectively, the "Property"), subject to (i) the real estate taxes not yet due and payable as of the date hereof, (ii) all deeds, liens, easements, restrictions, reservations, covenants, rights-of-way, exceptions, restrictions, encumbrances and other matters, whether recorded or unrecorded, (iii) all municipal and zoning ordinances, and (iv) all matters that would be shown on a current, accurate survey of the Property.

[Remainder of page intentionally left blank; Signature page follows]

REAL ESTATE TRANSFER TAX

05-Feb-2021



CHICAGO:	735,000.00
CTA:	294,000.00
TOTAL:	1,029,000.00 *

17-17-324-028-0000 | 20210101623057 | 1-647-109-136

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

REAL ESTATE TRANSFER TAX

05-Feb-2021



COUNTY:	49,000.00
ILLINOIS:	98,000.00
TOTAL:	147,000.00

17-17-324-028-0000 | 20210101623057 | 0-211-805-200

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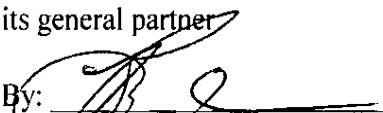
IN WITNESS WHEREOF, Grantor has executed this Deed the day and year first above written.

GRANTOR:

UCA II LLC, a Delaware limited liability company

By: University Center Associates,
an Illinois limited partnership,
its manager and sole member

By: HGK Management Co.,
an Illinois corporation,
its general partner

By: 
Name: Bennett E. Kaplan
Title: Co-President

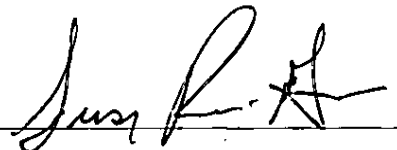
STATE OF Illinois)

) SS:

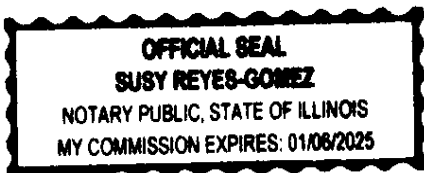
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Bennett E. Kaplan, the Co-President of HGK Management Co., an Illinois corporation, the general partner of University Center Associates, an Illinois limited partnership, the manager and sole member of UCA II LLC, a Delaware limited liability company ("Grantor"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signatory, appeared before me this day in person and acknowledged he/she signed and delivered said instrument as his/her free and voluntary act, and as the free and voluntary act of Grantor, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 2^{1st} day of January, 2021.


Notary Public: Susy Reyes-Gomez

Commission Expiration:
01/06/2025



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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Lots 61 to 106, inclusive, and Lots 111 to 120, inclusive, in Thomas Stinson's Subdivision of Block 48 of Canal Trustees Subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian.

Parcel 2:

Lots 1 to 5, inclusive, in Tierney and Brennan's Subdivision of Lots 107, 108, 109 and 110 in Block 48 of Canal Trustees Subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian.

Parcel 3:

Lots 3, 4 and Lots 13 to 60, inclusive, and Lots 64 to 76, inclusive, (except the North 18 feet of Lots 74 to 76, inclusive, and except the North 18 feet of the West 14 feet of Lot 73), in the Subdivision of Block 49 of Canal Trustees Subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian.

Parcel 4:

Lots 1 through 6, inclusive, and the three-foot private walkway adjoining said lots in the Subdivision of Lots 61 to 63 in the Subdivision of Block 49 of Canal Trustees Subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian.

Parcel 5:

Lots 1 to 7, inclusive, and the private alleys adjoining said Lots 1 to 7 in the Subdivision of Lots 1 and 2 in Block 49 in Canal Trustees Subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian.

Parcel 6:

Lots 1 to 19, inclusive, in Oliver's Subdivision of Lots 5 to 12, inclusive, in Block 49 of Canal Trustees Subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian.

Parcel 7:

All of the Vacated East-West twelve-foot alley lying South of and adjoining Lots 81 to 100, inclusive, in Thomas Stinson's Subdivision of Block 48 in Canal Trustees Subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian.

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Parcel 8:

All of the Vacated East-West sixteen-foot alley lying South of and adjoining Lots 29 through 44, inclusive, in the Subdivision of Block 49 of Canal Trustees Subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian.

Parcel 9:

All of the Vacated East-West sixteen-foot alley lying North of and adjoining Lots 45 through 60, inclusive, in the Subdivision of Block 49 of Canal Trustees Subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian.

Parcel 10:

All of the Vacated North-South twenty-foot alley lying East of and adjoining the East lines of Lots 1 through 9, inclusive, Lots 10 through 13, inclusive, and Lot 19 and the East line thereof extended North, in Oliver's Subdivision of Lots 5 to 12 inclusive in Block 49 of Canal Trustees Subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian.

Parcel 11:

All of the Vacated East-West sixteen-foot alley lying South of and adjoining Lot 13 in Oliver's Subdivision of Lots 5 to 12 inclusive in Block 49 of Canal Trustees Subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian.

Parcel 12:

That part of Vacated West Grenshaw Street, lying West of the West Line of South Loomis Street, extended North and South, and lying East of the East line of South Laflin Street, extended North and South, in Thomas Stinson's Subdivision of Block 48 of Canal Trustees Subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian.

Parcel 13:

That part of Vacated West Grenshaw Street lying East of the East Line of South Ashland Boulevard (South Ashland Avenue), as widened, extended, and West of the West line extended, of South Laflin Street, in the Subdivision of Block 49 of Canal Trustees Subdivision of the West 1/2, and the West 1/2 of the Northeast 1/4, of said Section 17, Township 39 North, Range 14, East of the Third Principal Meridian.

Permanent Index Numbers: 17-17-324-028-0000; 17-17-324-029-0000; 17-17-327-051-0000;
17-17-327-052-0000; 17-17-327-053-0000; 17-17-327-054-0000;
17-17-328-045-0000; 17-17-328-062-0000; 17-17-328-063-0000

Commonly Known As: 1111 South Ashland Avenue, Chicago, Illinois

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General taxes for the year 2019 and subsequent years.
2. Rights of public utilities reserved for ComEd and Illinois Bell Telephone Company, as contained in the document recorded as Document Number 25859891, in said vacated streets and alleys for the maintenance therein of poles, conduits, sewers and other facilities.
3. Covenants and condition in the Deed from Louis F. Marks, et al., recorded February 21, 1923, as Document Number 7815029, that the land shall not be used for a theater, moving picture theater for the exhibition of moving pictures, or the giving of performances by actors, actresses or performers for the entertainment of the public. (Affects Lots 2 and 3 of Parcel 2).
4. Rights to maintain water valves, transformers and manholes as disclosed on a survey prepared by Central Survey Company, Inc., dated August 4, 2015, last revised August 12, 2015, Order No. 8125C.
5. Regulatory Agreement for Multifamily Projects dated as of September 1, 2015 by and between UCA II LLC, a Delaware limited liability company and the Secretary of Housing and Urban Development, is incorporated by reference in said mortgage and recorded September 14, 2015, in the Recorder's Office of Cook County, Illinois, as Document Number 1525710067.
6. Illinois Department of Commerce and Economic Opportunity Enterprise Zone Certificate #1655 for Chicago I's Enterprise Zone Designation, Ordinance #95101 Chicago Authorizing Establishment of Enterprise Zone, recorded April 28, 2016 as Document Number 1611910117.
7. Terms and provisions contained in the No Further Remediation Letter recorded January 5, 2017 as Document Number 1700534001.
8. Grant of easement recorded as Document Number 1817113093 in favor of Comcast of Chicago, Inc. (Affects All).
9. Any map/plat furnished is being done so as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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10. Survey made by Sarko Surveying Inc. (Roland K. Sarko) for Bureau Veritas dated 9/28/2020 (field date) shows no encroachments or variations with lot lines except as follows:

Parcel A (Parcels 1, 2, 7 and 12):

- A) Iron fence encroaches up to 12.8 feet onto South Laflin Street.

Parcel B (Parcels 4, 6, 8, 9, 10, 11 & 13 and Part of Parcel 3):

- A) Iron fence encroaches up to 19.6 feet onto South Laflin Street.
 B) Wooden screening fence encroaches up to 7.3 feet onto South Laflin Street.
 C) Iron fence encroaches up to 12.2 feet onto West Fillmore Street.
 D) Brick yard wall encroaches up to 23.7 feet onto West Fillmore Street.
 E) Iron fence encroaches up to 1.9 feet onto southwest corner of West Fillmore Street and a Public Alley.

Parcel C (Parcel 5 & Part of Parcel 3):

- A) Iron fence encroaches up to 7.6 feet onto West Fillmore Street.
 B) Iron fence encroaches up to 0.2 feet onto West Taylor Street.

Parcel A & Parcel B:

- A) Guard shack and raised concrete island encroach into and lie completely within South Laflin Street.
 B) Iron fence and curbs encroach into and run completely across South Laflin Street, enclosing a portion of said street that is not part of the insured premises. (Note: Surveyor states that there is no vacation for this portion of said street)

Parcel B & Parcel C:

- A) Iron fence encroaches into and runs completely across West Fillmore Street, partially enclosing a portion of said street that is not part of the insured premises.
 B) Concrete walkway, asphalt driveway and curbs encroach into and run completely across West Fillmore Street.
 C) Various buildings encroach into or across the easement areas (Document Number 25859891).

Parcel A, Parcel B & Parcel C:

- A) Utility appurtenances on subject premises. Policy excepts possible easement rights by reason thereof.