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Karen A. Yarbrough
Cook County Clerk
Date: 01/25/2022 10:34 AM Pg: 1 of 4

This document is prepared by:
Gregory Kleiber, Esq.
Fox Rothchild LLP
2000 Market Street,
Philadelphia, PA 19103

Dec ID 20220101699569
ST/CO Stamp 1-628-872-336 ST Tax \$29,700.00 CO Tax \$14,850.00
City Stamp 1-701-224-080 City Tax: \$311,850.00

AFTER RECORDING RETURN TO:

NBINV AP12, LLC
c/o Allstate Insurance Company
Vice President, Administration and Real Estate
3075 Sanders Road, Suite G1SE
Northbrook, IL 60062

Address: 29 N. Wacker Drive
Chicago, Illinois

PIN: 17-09-453 010-0000 Vol. 510

This space reserved for Recorder's use only.

SPECIAL (LIMITED WARRANTY) DEED

THIS INDENTURE WITNESSETH that SUN LIFE ASSURANCE COMPANY OF CANADA, a Canadian corporation ("Grantor"), with an address at One Sun Life Executive Park, SC 1307, Wellesley Hills, MA 02481, GRANTS, BARGAINS, SELLS AND CONVEYS to NBINV AP12, LLC, a Delaware limited liability company ("Grantee"), with an address at c/o Allstate Insurance Company, 3075 Sanders Road, Suite G1SE, Northbrook, IL 60062, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Cook County, Illinois (the "Real Estate"):

See Exhibit A attached hereto and made a part hereof.

This conveyance is subject to:

1. The lien of nondelinquent real estate taxes and assessments;
2. All easements, restrictions, covenants, agreements and other matters of record and easements or claims of easements not shown on the public record;
3. All matters that would be disclosed by an accurate ALTA/ACSM Land Title survey of the Real Estate;
4. All applicable zoning, building, and land use laws, ordinances, rules and regulations; and
5. The rights of tenants under unrecorded leases, as tenants only.

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Estate (subject to the matters to which this conveyance is hereinabove made subject) against only those claims of persons claiming to title to or asserting claims affecting title to the Real Estate, or any part thereof, by, through or under Grantor, but not otherwise.

GRANTEE, BY ACCEPTANCE OF THIS DEED, AGREES THAT THE REAL ESTATE IS

When Recorded Return To:
First American Title Insurance Company
National Commercial Services
18500 Von Karman Ave, Suite 600
Irvine, CA 92612
File No: NCS 1099623-SA1

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BEING SOLD AND THAT GRANTEE IS ACCEPTING POSSESSION OF THE REAL ESTATE "AS IS, WHERE IS, AND WITH ALL FAULTS," AND THAT, EXCEPT AS EXPRESSLY SET FORTH IN THE PURCHASE AND SALE AGREEMENT PURSUANT TO WHICH THE REAL ESTATE IS BEING SOLD, THIS DEED OR ANY OTHER DOCUMENTS DELIVERED BY GRANTOR TO GRANTEE CONCURRENTLY HEREWITH, SUCH SALE SHALL BE WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTY OF CONDITION (INCLUDING ENVIRONMENTAL CONDITION) OR FITNESS FOR ANY PARTICULAR PURPOSE; and Grantee, for itself and to the extent permitted by law for its successors and assigns, hereby waives, releases and discharges Grantor from any and all claims, demands, liabilities, damages, obligations, fines, penalties, costs and expenses, including (without limitation) reasonable attorneys' fees and disbursements (collectively the "Liabilities"), and covenants not to sue Grantor for any Liabilities, caused by, arising out of or related to the condition of the Real Estate.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly authorized to execute and deliver this deed on behalf of Grantor.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 12 day of January, 2022, TO BE EFFECTIVE AS OF JANUARY 18, 2022.

SELLER:

SUN LIFE ASSURANCE COMPANY OF CANADA, a Canadian corporation

By: David E. Levy

Name: DAVID E. LEVY

Title: Authorized Signatory

By: Stephen Pierangeli

Name: Stephen Pierangeli

Title: Authorized Signatory

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COMMONWEALTH OF MASSACHUSETTS)
)SS.:
COUNTY OF NORFOLK)

BEFORE ME, a Notary Public in and for said County and Commonwealth, personally appeared SUN LIFE ASSURANCE COMPANY OF CANADA, a Canadian corporation, by David E Levy, its authorized signatory, and Stephen Pierangelo, its authorized signatory, and each proved to me through satisfactory evidence of identification, to be person whose name is signed on the preceding or attached documents and who acknowledged that he/she did sign the foregoing instrument for and behalf of said SUN LIFE ASSURANCE COMPANY OF CANADA, and that the same is his/her free act and deed individually and as such officer and the free act and deed of said SUN LIFE ASSURANCE COMPANY OF CANADA.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Wellesley Hills, Norfolk County, Commonwealth of Massachusetts on January 12 2022.

Christy Callahan
Notary Public
Commonwealth of Massachusetts

This Document Prepared by: Gregory Kleiber, Esq., Fox Rothschild LLP, 2000 Market Street, Philadelphia, PA 19103

After Recording, Return to: NBINV AP12, LLC
c/o Allstate Insurance Company
Vice President, Administration and Real Estate
Send Future Tax Bills to: 3075 Sanders Road, Suite G1SE
Northbrook, IL 60062

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EXHIBIT A



Legal Description

PARCEL 1:

LOTS 1 TO 9, BOTH INCLUSIVE, IN THE ASSESSOR'S DIVISION OF LOT 4 IN BLOCK 53 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT DATED SEPTEMBER 13, 1916 AND RECORDED NOVEMBER 9, 1916 AS DOCUMENT 5989236, AS MODIFIED BY DOCUMENT DATED MAY 3, 1921 AND RECORDED MAY 6, 1921 AS DOCUMENT 7136314, ALL IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		20-Jan-2022
	COUNTY:	14,850.00
	ILLINOIS:	29,700.00
	TOTAL:	44,550.00
17-09-453-013-0000		20220101699569 1-628-872-336

Street Address: 29 N. Wacker Drive, Chicago, Illinois

Tax Parcel Number(s): 17-09-453-013-0000 Vol. 510

REAL ESTATE TRANSFER TAX		20-Jan-2022
	CHICAGO:	222,750.00
	CTA:	89,100.00
	TOTAL:	311,850.00
17-09-453-013-0000		20220101699569 1-701-224-080
Total does not include any applicable penalty or interest due.		