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PREPARED BY:

Jeffrey C. Friedman, Esq.
Saul Ewing Arnstein & Lehr LLP
161 North LaSalle Street
Suite 4200
Chicago, Illinois 60601



2218257031

WHEN RECORDED RETURN TO:

James M. Carolan, Esq.
Steptoe & Johnson LLP
1114 Avenue of the Americas
New York, New York 10036

Doc# 2218257031 Fee \$71.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/01/2022 01:17 PM PG: 1 OF 11

SEND FUTURE TAX BILLS TO:

R2 Companies
1200 N. North Branch Street
Suite 100 W
Chicago, Illinois 60642

*CCHI2203166LD
NH 2 of 5*

SPECIAL WARRANTY DEED

THE GRANTOR, **MONROE OFFICE LLC**, a Delaware limited liability company ("Seller"), whose address is c/o R2 Companies, 1200 N. North Branch Street, Suite 100 W, Chicago, Illinois 60642, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, REMISES, RELEASES, ALIENS and CONVEYS to **BROWN DERBY LLC**, a Delaware limited liability company ("Grantee"), whose address is c/o Paul Xuereb, Tri-Star Equities, 155 East 26th Street, New York, New York 10010, 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, but none other, subject, however, to the matters set forth on **Exhibit B**.

PINs and Common Address(es): See **Exhibit A**

Send future real estate tax bills to the address set forth above

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of this 29 day of June, 2022.

GRANTOR:

MONROE OFFICE LLC, a Delaware limited liability company

By: [Signature]
Name: Kevon Treay
Title: Authorized Signer

STATE OF New York)
COUNTY OF New York) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kevon Treay, an authorized signer of MONROE OFFICE 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 as 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 entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 21st day of June, 2022.

[Signature]
NOTARY PUBLIC

(SEAL)

My Commission Expires: 5/12/2026

SALLY ELIZABETH OROURKE
Notary Public - State of New York
NO. 01OR6303300
Qualified in New York County
My Commission Expires May 12, 2026

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EXHIBIT A

LEGAL DESCRIPTION

RETAIL PARCEL 1:

THAT PART OF LOTS 7 THROUGH 12 IN COUNTY CLERK'S DIVISION OF BLOCK 120, AFORESAID; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.92 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 89 DEGREES 51 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF LOT 7 AFORESAID 52.12 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 25.69 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 10.25 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 12.08 FEET; THENCE SOUTH 44 DEGREES 59 MINUTES 10 SECONDS WEST 5.69 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 11.98 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 12.73 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 21.08 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 12.42 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 18.75 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 2.08 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 15.76 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 3.19 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 5.50 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 8.14 FEET TO A POINT ON THE EAST LINE OF SAID LOTS 7 THROUGH 12; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 75.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 20.97 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 17.76 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 5.47 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 43.07 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 21.97 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 3.30 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 53.06 FEET TO A POINT ON THE WEST LINE OF SAID LOTS 7 THROUGH 12; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF LOTS 7 THROUGH 12 AFORESAID 132.91 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SCHOOL PARCEL 1:

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THAT PART OF LOTS 7 THROUGH 12 IN COUNTY CLERK'S DIVISION OF BLOCK 120, AFORESAID; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.92 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF LOTS 7 THROUGH 12 AFORESAID 156.42 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST 61.61 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 16.84 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 8.31 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 17.12 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 7.26 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 10.66 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 19.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 10.59 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 27.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF LOTS 7 THROUGH 11 AFORESAID 33.76 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SCHOOL PARCEL 2:

THAT PART OF LOTS 7 THROUGH 12 IN COUNTY CLERK'S DIVISION OF BLOCK 120, AFORESAID; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +41.90 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.30 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, THENCE SOUTH 89 DEGREES 51 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF LOT 7 AFORESAID 90.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 18.96 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 7.59 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 40.65 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 11.76 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 15.13 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 56 SECONDS EAST 19.48 FEET TO A POINT ON THE EAST LINE OF SAID LOTS 7 THROUGH 12; THENCE SOUTH

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00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH AFORESAID 115.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 44.48 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 10.66 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 19.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 10.59 FEET TO A POINT ON THE SOUTH LINE SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 27.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF LOTS 7 THROUGH 12 AFORESAID 190.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SCHOOL PARCEL 5:

THAT PART OF LOTS 7 THROUGH 12 IN COUNTY CLERK'S DIVISION OF BLOCK 120, AFORESAID; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +53.79 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +41.90 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, THENCE SOUTH 89 DEGREES 51 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF LOT 7 AFORESAID 90.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 18.96 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 7.59 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 43.86 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 11.76 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 11.92 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 56 SECONDS EAST 19.48 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7 THROUGH 12; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 115.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 44.48 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 10.66 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 19.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 10.59 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 27.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF LOTS 7 THROUGH 12 AFORESAID 190.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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SCHOOL PARCEL 4:

THAT PART OF LOTS 7 THROUGH 12 IN COUNTY CLERK'S DIVISION OF BLOCK 120, AFORESAID; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +65.79 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +53.79 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, THENCE SOUTH 89 DEGREES 51 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF LOT 7 AFORESAID 90.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 18.96 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 7.59 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 43.01 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 9.84 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 12.77 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 56 SECONDS EAST 17.56 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7 THROUGH 12; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 115.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 44.48 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 10.66 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 05 SECONDS WEST 19.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 10.59 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 27.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF LOTS 7 THROUGH 12 AFORESAID 190.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SCHOOL PARCEL 5:

THAT PART OF LOTS 7 THROUGH 12 IN COUNTY CLERK'S DIVISION OF BLOCK 120, AFORESAID; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +77.85 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +65.79 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, THENCE SOUTH 89 DEGREES 51 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF LOT 7 AFORESAID 90.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 00 DEGREES 05 MINUTES 54

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SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 18.96 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 7.59 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 38.14 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 7.29 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 04 SECONDS EAST 9.71 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 5.54 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 14.30 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 56 SECONDS EAST 7.49 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 9.81 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 56 SECONDS EAST 13.05 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7 THROUGH 12; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 31.09 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 35.98 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 52.33 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 56 SECONDS EAST 36.10 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7 THROUGH 12; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 35.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 44.48 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 10.66 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 19.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 10.59 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 27.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF LOTS 7 THROUGH 12 AFORESAID 190.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SCHOOL PARCEL 6:

THAT PART OF LOTS 7 THROUGH 12 IN COUNTY CLERK'S DIVISION OF BLOCK 120, AFORESAID; ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +101.47 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +77.85 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, THENCE SOUTH 89 DEGREES 51 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF LOT 7 AFORESAID 90.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 18.96 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 7.59 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 38.14 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 7.29 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 04 SECONDS EAST 9.71 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 5.54 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 8.63 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 15.37 FEET; THENCE SOUTH 00

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DEGREES 02 MINUTES 04 SECONDS WEST 98.89 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 56 SECONDS EAST 36.10 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7 THROUGH 12; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF LOTS 7 THROUGH 12 AFORESAID 35.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 44.48 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 10.66 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS WEST 19.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 10.59 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE NORTH 89 DEGREES 53 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF LOT 12 AFORESAID 27.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF LOTS 7 THROUGH 12 AFORESAID 190.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the herein-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for the 79 W. Monroe Building, recorded 7-1-2022 as document number 2219257030, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provision of said declaration were recited and stipulated at length herein.

Common Address: Portion of 79 W. Monroe Street, Chicago, Illinois 60603

Portion of the following PINs: 17-16-212-001-0000, 17-16-212-002-0000, 17-16-212-003-0000, 17-16-212-004-0000, 17-16-212-005-0000 and 17-16-212-006-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

(1) all real estate taxes and assessments not yet due and payable, (2) all easements, covenants, conditions, restrictions and other matters of record, (3) that certain lease, dated June 5, 2019, between Monroe Office, LLC and Intrinsic Schools, an Illinois not-for-profit corporation and that certain lease, dated April 7, 1999, between Standard Federal Bank, FSB and Bond Drug Company of Illinois, as amended by that certain first amendment to lease, dated January 17, 2020, between Monroe Office, LLC, as successor-in-interest to Standard Federal Bank, FSB, and Bond Drug Company of Illinois, LLC, as successor-in-interest to Bond Drug Company of Illinois, (4) all matters that are or would be shown on an accurate plat of survey of the Real Estate conveyed pursuant to this Deed, (5) all existing laws and other governmental requirements and (6) all other matters insured against under the policies of title insurance or reinsurance obtained by the Grantee in connection with the conveyance provided hereunder.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	29-Jun-2022
 COUNTY:	20,250.00
 ILLINOIS:	40,500.00
TOTAL:	60,750.00
17-16-212-001-0000 20220601658211	1-274-665-040

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REAL ESTATE TRANSFER TAX

29-Jun-2022



CHICAGO:

303,750.00

CTA:

121,500.00

TOTAL:

425,250.00*

17-16-212-001-0000 | 20220601658211 | 0-232-183-888

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

Property of Cook County Clerk's Office