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This Instrument Prepared By:

Amber M. Morris, Esq.
Dentons US LLP
233 S. Wacker Drive, Ste. 5900
Chicago, Illinois 60606

After Recording Return To:

Bryan Wilbert, Esq.
Rutan & Tucker, LLP
18575 Jamboree Road, 9th Floor
Irvine, California 92612

Send Subsequent Tax Bills to:

Standard Commonwealth Venture LP
c/o Standard Property Company, Inc.
31899 Del Obispo Street, Suite 395
San Juan Capistrano, CA 92675

Doc#: 2300425027 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/04/2023 09:46 AM Pg: 1 of 5

Dec ID 20221201604210
ST/CO Stamp 0-832-830-800 ST Tax \$47,000.00 CO Tax \$23,500.00
City Stamp 0-376-701-776 City Tax: \$519,797.46

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

COMMONWEALTH/DIVERSEY LLC, an Illinois limited liability company ("Grantor"), whose address is c/o A & R Katz Management, Inc., 3175 Commercial Avenue, Suite 100, Northbrook, Illinois 60062, for and in consideration of the sum of Ten Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby grant, bargain, sell and convey unto STANDARD COMMONWEALTH VENTURE LP, an Illinois limited partnership ("Grantee"), whose address is c/o Standard Property Company, Inc., 31899 Del Obispo Street, Suite 395, San Juan Capistrano, California 92675, all that certain land located in Cook County, Illinois, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements and fixtures located thereon and owned by Grantor as of the date hereof and any rights, privileges and appurtenances pertaining thereto (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject only to the matters listed on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, unto Grantee and Grantee's successors and assigns in fee simple forever.

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And Grantor hereby covenants with said Grantee that Grantor is lawfully seized on the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all person whomsoever claiming by, through or under Grantor but against none other.

[SIGNATURES ON FOLLOWING PAGE]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, this deed has been executed by Grantor as of December 5th, 2022 to be effective as of December 23rd, 2022.

GRANTOR:

COMMONWEALTH/DIVERSEY LLC,
an Illinois limited liability company

By: Commonwealth Apartments,
an Illinois limited partnership

Its: Sole Member

By: Katz Bros. Development, LLC,
an Illinois limited liability company

Its: General Partner

By: David Katz
Name: David Katz, as Trustee of the David
Katz Living Trust dated 10/13/2004
Title: Member

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that David Katz, as Trustee of the David Katz Living Trust dated 10/13/2004, a Member of Katz Bros. Development, LLC, an Illinois limited liability company, the General Partner of Commonwealth Apartments, an Illinois limited partnership, the Sole Member of Commonwealth/Diversey LLC, an Illinois limited liability company, is personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that, by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

Given under my hand and Notarial Seal this 5th day of December, 2022.
Allison Adelman



Notary Public
Commission Expires: 8/16/2025



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EXHIBIT A LEGAL DESCRIPTION

LOT 62 IN ANDREWS, SPAFFORD AND COLEHOUR'S SUBDIVISION OF BLOCKS 1 AND 2 IN OUTLOT "A" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2757 North Pine Grove Avenue, Chicago, IL 60614
PIN Number: 14-28-310-001-0000

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		29-Dec-2022
	COUNTY:	23,500.00
	ILLINOIS:	47,000.00
	TOTAL:	70,500.00
14-28-310-001-0000		20221201604210 0-832-830-800

REAL ESTATE TRANSFER TAX		29-Dec-2022
	CHICAGO:	352,500.00
	CTA:	141,000.00
	TOTAL:	493,500.00 *
14-28-310-001-0000		20221201604210 0-376-701-776

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

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EXHIBIT B PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2022, and subsequent years, liens not yet due and payable.
2. Building Setback Line of 30 feet from the North Lot Line, per Agreement recorded as document 3261481.
3. Grant of Easement recorded August 31, 2012 as document 1224410072 made by Commonwealth Diversey, LLC, in favor of Comcast of Chicago, Inc., its successors and assigns.
4. The rights of tenants under unrecorded leases, with no options to purchase and no rights of first refusal.