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MAYER BROWN LLP
71 S. WACKER DR.
CHICAGO, ILLINOIS 60606
ATTN: IRENE WILBURN



Doc# 2326346060 Fee \$66.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/20/2023 01:44 PM PG: 1 OF 6

ILLINOIS SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 17 day of August, 2023 by **UGP-WASHINGTON FRANKLIN, LLC**, a Delaware limited liability company, having an address of c/o InterPark Holdings LLC, 200 North LaSalle Street, Suite 400, Chicago, Illinois 60601 (the "**Grantor**"), to and in favor of **UGP-230 W. WASHINGTON, LLC**, a Delaware limited liability company having an address of c/o InterPark Holdings LLC, 200 North LaSalle Street, Suite 400, Chicago, Illinois 60601 (the "**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Zero and No/100 Dollars (\$00.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the power and authority vested in Grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its successors and assigns, FOREVER, all the following described real estate, situated in the City of Chicago, County of Cook, State of Illinois known and described in as follows:

See **EXHIBIT A** attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Exempt under the provisions of Section 31-45, paragraph (e),
Real Estate Transfer Tax Act (35 ILCS 200/31, et seq.)

By: Irene Wilburn
Buyer, Seller or Representative

Date: August 17, 2023

[Signature and Notary on following page(s)]

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754962114 22705274

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its President the day and year first above written.

UGP-WASHINGTON FRANKLIN, LLC, a Delaware limited liability company

By: Urban Growth Property 4 Limited Partnership, a Delaware limited partnership, its sole member

By: UGPLP 4 General Partner, LLC, a Delaware limited liability company, its general partner

By: Urban Growth Property Trust, a Maryland real estate investment trust, its sole member

By: 

Andrew Runge
Vice President and Treasurer

Property Clerk's Office

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Sarah Braden, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew Runge, as Vice President and Treasurer, of Urban Growth Property Trust, a Maryland real estate investment trust, the sole member of UGPLP 4 General Partner, LLC, a Delaware limited liability company, the general partner of Urban Growth Property 4 Limited Partnership, a Delaware limited partnership, sole member of UGP-Washington Franklin, LLC, who is personally know to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as their own free and voluntary act of said company, for the uses and purposes therein set forth.

Given under by hand and notarial seal this 9 day of August, 2023.

Sarah Braden
Notary Public



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois limited liability company or foreign limited liability company authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

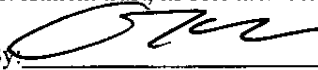
Dated: August 9, 2023

UGP-WASHINGTON FRANKLIN, LLC, a Delaware limited liability company

By: Urban Growth Property 4 Limited Partnership, a Delaware limited partnership, its sole member

By: UGPLP 4 General Partner, LLC, a Delaware limited liability company, its general partner

By: Urban Growth Property Trust, a Maryland real estate investment trust, its sole member

By: 
Andrew Runge
Vice President and Treasurer

Subscribed and sworn to before me this 9 day of August, 2023.

Notary Public: Sarah Braden



The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois limited liability or foreign limited liability company authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.


Dated: August 9, 2023

UGP-230 W. WASHINGTON, LLC, a Delaware limited liability company

By: Urban Growth Property 3 Limited Partnership, LLC, a Delaware limited partnership, its sole member

By: UGPLP 3 General Partner, LLC, a Delaware limited liability company, its general partner

By: Urban Growth Property Trust, a Maryland real estate investment trust, its sole member

By: 
Andrew Runge
Vice President and Treasurer

Subscribed and sworn to before me this 9 day of August, 2023.

Notary Public: Sarah Braden



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EXHIBIT A

Tract 1:

That part of the following five (5) parcels of land taken as one (1) tract of land:

Parcel 1:

Sub-Lots 1 to 8 in the Canal Trustees' Subdivision of Lot 5 in Block 41 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 1A:

The vacated 10-foot alley, lying South of and adjoining Lot 4, aforesaid and lying North of and adjoining Lots 5 to 8 in the Canal Trustees' Subdivision of Lot 5, aforesaid, vacated by Ordinance recorded July 10, 1907 as Document 4064413, in Cook County, Illinois.

Parcel 2:

Lot 6 in Block 41 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 3:

Sub-Lots 1 and 2 in Canal Trustees' Subdivision of Lot 7 in Block 41 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 4:

Sub-Lot 3 in Canal Trustees' Subdivision of Lot 7 in Block 41 in the Original Town of Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Described As Follows: (Garage Site)

That property beginning at a point on the South line of said tract; thence North 180.82 feet north of the Southwest corner to the North line of said tract; thence East along said North line 162.31 feet; thence South 118.31 feet; thence West 83.36 feet; thence South 62.52 feet to the South line of said tract; thence West 79.14 feet to the point of beginning.

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Also

Tract 2: (Lobby – 1st Level)

That property and space which is contained within and between that certain horizontal plane located 14.50 feet above Chicago City Datum, and that certain other horizontal plane located 29.70 feet above Chicago City Datum and which lies within the boundaries projected vertically of the following described part of said tract:

Beginning at a point on the South line of said tract 79.14 feet East of the Southwest corner; thence North, a distance of 62.52 feet; thence East, a distance of 22.97 feet; thence South 62.52 feet to the South line of said tract; thence West 22.97 feet along said South line to the point of beginning.

Tract 3: (Easement Parcel)

Easement in favor of the fee simple parcel as crated by that certain Declaration of Covenants, Conditions and Restrictions and Easements dated June 1, 1999 and recorded June 3, 1999 as Document 99530391 made by and between City Center Lofts, L.L.C., an Illinois limited liability company and LaSalle National Bank as Trustee Under Trust Agreement dated June 1, 1998 and known as Trust Number 121802, as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions and Easements recorded February 4, 2000 as Document 00092936, for ingress, egress, access and other easement rights, over the land described therein.

Street Address: 230 West Washington, Chicago, IL

PIN: 17-09-444-002-0000, 17-09-444-004-0000, 17-09-444-005-0000,
17-09-444-011-0000; 17-09-444-017-0000; 17-09-444-023-0000;
17-09-444-033-0000 and 17-09-444-018-0000

REAL ESTATE TRANSFER TAX 18-Aug-2023

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-09-444-002-0000 | 20230701670640 | 1-543-382-480

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

REAL ESTATE TRANSFER TAX 18-Aug-2023

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

17-09-444-002-0000 | 20230701670640 | 0-489-825-744