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Doc#: 2326533146 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/22/2023 11:09 AM Pg: 1 of 4

THIS INSTRUMENT
PREPARED BY:

Andy Davis
Stoll Berne
209 SW Oak Street, Suite 500
Portland, Oregon 97204

Dec ID 20230901629332
ST/CO Stamp 1-181-154-768 ST Tax \$45,000.00 CO Tax \$22,500.00
City Stamp 0-823-262-672 City Tax: \$472,500.00

AFTER RECORDING
RETURN TO:

Andy Davis
Stoll Berne
209 SW Oak Street, Suite 500
Portland, Oregon 97204

MAIL TAX BILLS TO:

LBJ Monroe, LLC
Attn: Jordan Menashe
621 SW Alder Street, Suite 800
Portland, Oregon 97205

CCH12304148LI SGross

ILLINOIS SPECIAL (LIMITED) WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that BRI 1864 230 W MONROE LLC, a Delaware limited liability company, residing at 100 N. Federal Highway, Suite 400, Hallandale, County of Broward, State of Florida ("**Grantor**"), in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto LBJ MONROE, LLC, residing at 621 SW Alder Street, Suite 800, Portland, County of Multnomah, State of Oregon ("**Grantee**"), the following described real property and premises, situate in Cook County, State of Illinois, to wit:

***SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE***

TOGETHER WITH all the improvements thereon and the appurtenances thereunto belonging (the "**Property**").

AND warrant the title to the same, against any challenge claiming by, through or under, Grantor, but not otherwise, subject to the matters set forth on Exhibit B attached hereto.

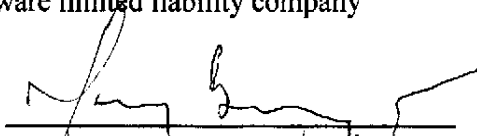
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TO HAVE AND TO HOLD the Property unto Grantee, and to Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized representative the 21st day of September, 2023.

Grantor:


BRI 1864 230 W MONROE LLC,
a Delaware limited liability company

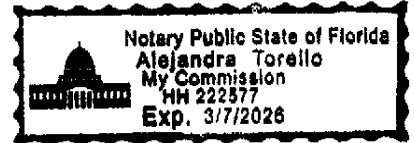
By: 
Name: MOISES BENAVIDES
Its: TREASURER

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 9/18 day of 2023, by MOISES BENAVIDES, as TREASURER for BRI 1864 230 W Monroe LLC, a Delaware limited liability company.

(Seal) 
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known:
OR Produced Identification _____ (Type of Identification Produced: _____)

Property of Cook County Clerk's Office

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Exhibit A

REAL PROPERTY DESCRIPTION

ALL OF LOT 7 AND ALL OF LOT 8 (EXCEPT THE WEST 40.00 FEET THEREOF TAKEN FOR WIDENING OF FRANKLIN STREET) IN BLOCK 94 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID PREMISES THE NORTH 9.00 FEET THEREOF TAKEN FOR ALLEY) IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 230 West Monroe, Chicago, Illinois 60606

PERMANENT INDEX NUMBERS: 17-16-202-013-0000 and
17-16-202-014-0000

Property of Cook County Clerk's Office

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Exhibit B

Permitted Exceptions

1. Real property taxes constituting a lien not yet due and payable.
2. The rights of tenants, as tenants only and without any right of first refusal, option right and similar right to acquire any interest in the Property, under those leases identified on the Rent Roll delivered by Grantor to Grantee on the date hereof.
3. Matters disclosed on that survey prepared by Chicago Guarantee Survey Company dated March 11, 2019, last revised March 18, 2019.