

State Bar of Wisconsin Form 6-2003
SPECIAL WARRANTY DEED

RECORDED
05/04/2011 09:35AM

JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: \$30.00
TRANSFER FEE: \$11,250.00
FEE EXEMPT #: 0

***This document has been electronically recorded and returned to the submitter. **

Document Number

Document Name

THIS DEED, made between Garland Brothers Joint Venture LLP, an Illinois limited liability partnership, formerly known as Garland Brothers Joint Venture A/K/A 411 West Ontario Building Account ("Grantor," whether one or more), and Milwaukee World Festival, Inc., a Wisconsin non-stock corporation

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See Exhibit A attached hereto.

This Special Warranty Deed may be executed in several counterparts, each of which when taken together shall constitute on and the same instrument.

Recording Area

Name and Return Address

Bradley D. Page
Davis & Kuelthau
111 E. Kilbourn Ave., Suite 1400
Milwaukee, WI 53202-6613

392-2185-113-0

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances arising by, through, or under Grantor, except municipal and zoning ordinances and those matters set forth on Exhibit B attached hereto.

Dated May 3, 2011

SEE SIGNATURES ON NEXT FOLLOWING PAGE

Signature lines with (SEAL) and asterisks for authentication and acknowledgment.

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)
authenticated on

STATE OF
COUNTY ss.

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not,
authorized by Wis. Stat. § 706.06)

Personally came before me on
the above-named
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

Beth A. Jacobs
Godfrey & Kahn, S.C.

Notary Public, State of Wisconsin
My Commission (is permanent) (expires:)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

SPECIAL WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 6-2003

* Type name below signatures.

Knight-Barry File # 540682

SIGNATURE PAGE TO SPECIAL WARRANTY DEED BY GARLAND BROTHERS
JOINT VENTURE, LLP TO MILWAUKEE WORLD FESTIVAL, INC. FOR THE
PROPERTY COMMONLY KNOWN AS 607-627 E. POLK STREET, MILWAUKEE, WI,
PARCEL IDENTIFICATION NO. 392-2185-113-0

GARLAND BROTHERS JOINT
VENTURE LLP

Dated this 3 day of May, 2011

By: BERNARD GARLAND TRUST
UTD APRIL 24, 1976, Partner

By: *Bernard Garland*
Bernard Garland, Trustee

Dated this _____ day of _____, 2011

By: GUSS FAMILY TRUST UTD
MAY 31, 2006, Partner

By: _____
Bonnie Garland Guss, Trustee

By: _____
Robert. B. Guss, Trustee

Dated this _____ day of _____, 2011

By: SHELDON B. GARLAND
TRUST, Partner

By: _____
Adrienne L. Garland, Trustee

Dated this _____ day of _____, 2011

By: CARL GARLAND TRUST FBO
SCOTT GARLAND, Partner

By: NORTHERN TRUST, NA,
Trustee

By: _____
Thomas Mendelson, Senior
Vice President

[ACKNOWLEDGMENTS APPEAR ON NEXT FOLLOWING PAGE]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED BY GARLAND BROTHERS
JOINT VENTURE, LLP TO MILWAUKEE WORLD FESTIVAL, INC. FOR THE
PROPERTY COMMONLY KNOWN AS 607-627 E. POLK STREET, MILWAUKEE, WI,
PARCEL IDENTIFICATION NO. 392-2185-113-0

GARLAND BROTHERS JOINT
VENTURE LLP

Dated this _____ day of _____, 2011


By: BERNARD GARLAND TRUST
UTD APRIL 24, 1976, Partner

By: _____
Bernard Garland, Trustee

Dated this 3 day of May, 2011

By: GUSS FAMILY TRUST UTD
MAY 31, 2006, Partner

By: 
Bonnie Garland Guss, Trustee

By: 
Robert. B. Guss, Trustee

Dated this _____ day of _____, 2011

By: SHELDON B. GARLAND
TRUST, Partner

By: _____
Adrienne L. Garland, Trustee

Dated this _____ day of _____, 2011

By: CARL GARLAND TRUST FBO
SCOTT GARLAND, Partner

By: NORTHERN TRUST, NA,
Trustee

By: _____
Thomas Mendelson, Senior
Vice President

[ACKNOWLEDGMENTS APPEAR ON NEXT FOLLOWING PAGE]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED BY GARLAND BROTHERS
JOINT VENTURE, LLP TO MILWAUKEE WORLD FESTIVAL, INC. FOR THE
PROPERTY COMMONLY KNOWN AS 607-627 E. POLK STREET, MILWAUKEE, WI,
PARCEL IDENTIFICATION NO. 392-2185-113-0

GARLAND BROTHERS JOINT
VENTURE LLP

Dated this _____ day of _____, 2011

By: BERNARD GARLAND TRUST
UTD APRIL 24, 1976, Partner

By: _____
Bernard Garland, Trustee

Dated this _____ day of _____, 2011

By: GUSS FAMILY TRUST UTD
MAY 31, 2006, Partner

By: _____
Bonnie Garland Guss, Trustee

By: _____
Robert. B. Guss, Trustee

Dated this 3 day of May, 2011

By: SHELDON B. GARLAND
TRUST, Partner

By: Adrienne L. Garland
Adrienne L. Garland, Trustee

Dated this _____ day of _____, 2011

By: CARL GARLAND TRUST FBO
SCOTT GARLAND, Partner

By: NORTHERN TRUST, NA,
Trustee

By: _____
Thomas Mendelson, Senior
Vice President

[ACKNOWLEDGMENTS APPEAR ON NEXT FOLLOWING PAGE]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED BY GARLAND BROTHERS
JOINT VENTURE, LLP TO MILWAUKEE WORLD FESTIVAL, INC. FOR THE
PROPERTY COMMONLY KNOWN AS 607-627 E. POLK STREET, MILWAUKEE, WI,
PARCEL IDENTIFICATION NO. 392-2185-113-0

GARLAND BROTHERS JOINT
VENTURE LLP

Dated this _____ day of _____, 2011

By: BERNARD GARLAND TRUST
UTD APRIL 24, 1976, Partner

By: _____
Bernard Garland, Trustee

Dated this _____ day of _____, 2011

By: GUSS FAMILY TRUST UTD
MAY 31, 2006, Partner

By: _____
Bonnie Garland Guss, Trustee

By: _____
Robert. B. Guss, Trustee

Dated this _____ day of _____, 2011


By: SHELDON B. GARLAND
TRUST, Partner

By: _____
Adrienne L. Garland, Trustee

Dated this 3 day of May, 2011

By: CARL GARLAND TRUST FBO
SCOTT GARLAND, Partner

By: NORTHERN TRUST, NA,
Trustee

By: 
Thomas Mendelson, Senior
Vice President

[ACKNOWLEDGMENTS APPEAR ON NEXT FOLLOWING PAGE]

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Personally came before me this 29 day of April, 2011, the above named Bernard Garland, as Trustee of the BERNARD GARLAND TRUST UTD APRIL 24, 1976, as Partner of Garland Brothers Joint Venture LLP to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, COOK County, ILLINOIS
My commission: 3-14-14



STATE OF _____)
) SS
COUNTY OF _____)

Personally came before me this _____ day of _____, 2011, the above named Bonnie Garland Guss, and Robert B. Guss, as Trustees of the GUSS FAMILY TRUST UTD MAY 31, 2006, as Partner of Garland Brothers Joint Venture LLP to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My commission: _____

STATE OF _____)
) SS
COUNTY OF _____)

Personally came before me this _____ day of _____, 2011, the above named Adrienne L. Garland, as Trustee of the SHELDON B. GARLAND TRUST, as Partner of Garland Brothers Joint Venture LLP to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My commission: _____

[ACKNOWLEDGMENTS CONTINUE ON NEXT FOLLOWING PAGE]

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE)

On this 27th day of APRIL, 2011, before me, Carol Ann Meilinger, a Notary Public, personally appeared BONNIE GORLAND GUSS and ROBERT B. GUSS who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Carol Ann Meilinger
Carol Ann Meilinger, NOTARY PUBLIC

My commission expires May 22, 2012

ACKNOWLEDGMENTS

STATE OF _____)
) SS
COUNTY OF _____)

Personally came before me this _____ day of _____, 2011, the above named Bernard Garland, as Trustee of the BERNARD GARLAND TRUST UTD APRIL 24, 1976, as Partner of Garland Brothers Joint Venture LLP to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My commission: _____

STATE OF _____)
) SS
COUNTY OF _____)

Personally came before me this _____ day of _____, 2011, the above named Bonnie Garland Guss, and Robert B. Guss, as Trustees of the GUSS FAMILY TRUST UTD MAY 31, 2006, as Partner of Garland Brothers Joint Venture LLP to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My commission: _____

STATE OF CALIFORNIA)
) SS
COUNTY OF RIVERSIDE)

Personally came before me this 25 day of April, 2011, the above named Adrienne L. Garland, as Trustee of the SHELDON B. GARLAND TRUST, as Partner of Garland Brothers Joint Venture LLP to me known to be the person who executed the foregoing instrument and acknowledged the same.

Roberta L. Lomes
Notary Public, Riverside County, CA
My commission: 12-5-12



[ACKNOWLEDGMENTS CONTINUE ON NEXT FOLLOWING PAGE]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles }

On 4/28/2011 before me, Bernadette A. Breckinridge, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared THOMAS MENDELSON
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Bernadette A. Breckinridge
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

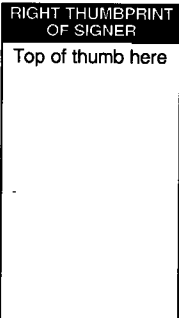
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

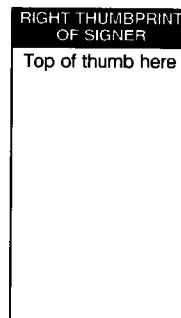
- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

EXHIBIT A
LEGAL DESCRIPTION

Parcel I:

Lots 1, 2, 3, 4, 5 and 6, in Block 172, in Plat of the Town of Milwaukee on the East side of the River, of part of Lot 1 of the Northwest 1/4 of Section 33, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, together with the North 1/2 of vacated Pier Street lying Southerly of and abutting said Lot 4 and the South 1/2 of vacated East Harbor Place lying Northerly of and abutting said Lots 1 and 6 and the vacated part of North Jackson Street adjacent on the West and the West 1/2 of vacated North Marshall Street lying Easterly of and abutting Lots 1, 2, 3 and 4.

Parcel II:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, in Block 169, in Partition of Fractional Lots 1 and 2, in Section 33, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, together with the North 1/2 of vacated East Harbor Place lying Southerly of and abutting said Lots 7 and 8 and the West 1/2 of vacated North Marshall Street lying Easterly of and abutting Lots 1, 2, 3, 4, 5, 6 and 7.

Property Address: 607-627 East Polk Street, Milwaukee, WI

Tax Key Number: 392-2185-113-0

EXHIBIT B

1. **General taxes levied in the year 2011, not due and payable as of the date hereof.**
2. **Easements, if any, of the public or any utility, municipality or person, as provided in Section 66.1005 of the Wisconsin Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements, or services in that portion of the Property, which were formerly part of an alley and/or street, now vacated.**
3. **Easement and other matters contained in the instrument recorded August 29, 1990 as Document No. 6412047.**
4. **Resolution and other matters contained in the instrument recorded December 14, 1995 as Document No. 7162257.**
5. **North Harbor Drive Redevelopment Project and other matters contained in the instrument recorded May 20, 2003 as document No. 8532379.**
6. **Survey matters set forth on survey prepared by Donald C. Chaput, dated December 21, 2010**
 - (a) **Consequences, if any, relating to chain link fence that is located along the South and West property lines of the Property.**
 - (b) **Encroachment of chain link fence onto adjoining property to the South.**
 - (c) **Encroachment of planters onto adjoining property to the West.**
 - (d) **Rights of utilities to maintain facilities set forth on the survey.**
 - (e) **Encroachment of abandoned rail road tracks onto the Property from the East.**

6266980_1