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15-00519-PT 2018 This Instrument prepared by:

Reed Smith LLP 599 Lexington Avenue New York, NY 10022

After recording return to:

Donatelli & Coules, Ltd. 15 Salt Lake Creek Lane, Suite 312 Hinsdale, IL 50521 Attn: Peter Coules



Doc#: 1507849044 Fee: \$44.00 RHSP Fee:\$9.00 APRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 03/19/2015 11:00 AM Pg: 1 of 4

ABOVE SPACE FOR RECORDER'S USE ONLY

(Limited Liability Company to Limited Liability Company)

THIS SPECIAL WARPANTY DEED (the "Deed"), is made as of this ___ day of March, 2015 by Allen Brothers 1893, LLC (the "Grantor"), having an office at 100 East Ridge Road, Ridgefield, Connecticut, to Sooth Sangamon Properties LLC (the "Grantee"), having an office at 3801 South Sangamon Street, Chicago, Illinois.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY unto the Grantee and its successors and assigns FOREVER, all of the real estate, situated in the County of Cook and State of Illinois described on Exhibit A attached hereto and made a part hereof together with the building structures, fixtures and other improvements affixed to or located on said real estate together with all rights and appurtenances pertaining to such property including any right, title and interest of Grantor in and to adjacent streets, alleys or rights of way (the "Property"), subject to those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, with the rights and appurtenances subject to the Permitted Exceptions, unto the Grantee and its successors and assigns forever. Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it WILL WARRANT AND FOREVER DEFEND the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.

EAL ESTATE TRANSFER TAX		17-Mar-2015
	CHICAGO:	11,617.50
101	CTA:	4,647.00
	TOTAL:	16,264.50
17-32-418-024-000	00 20150301670229	1-599-951-23

		17-Mar-2015
REAL ESTATE TRANSF	ER TAX	774.50
REAL ESTA		1,549.00
	ILLINOIS:	2,323.50
	TOTAL:	
	20150301670229	2-015-121-792
17-32-418-024-0000	2013000	

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor and is effective as of the date first set forth above.

SELLER:

ALLEN BROTHERS 1893, LLC, a Delaware limited liability company

The Chefs' Warehouse Midwest, By: LLC, a Delaware limited liability company

Alexandros Aldous

General Counsel and Corporate Secretary

STATE OF NEW YORK

COUNTY OF NEW YORK

) ss.:
) refore me person the basis of ent and many On the day of March, 2015, before me personally appeared Alexandros Aldous, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

JOSE RAMOS

Notary Public, State of New York No. 01RA6089793 Qualified in Kings County Commission Expires March 31, 2015

Mail subsequent tax bills to:

Sullivan Provisions, Inc. 3801 South Sangamon Street Chicago, Illinois 60609 Attn: Ray Sullivan

PREMIER TITLE 1000 JORIE BLVD., SUITE 136 OAK BROOK, IL 60523 630-571-2111

Notar Public

US_ACTIVE-121237098

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EXHIBIT "A" Legal Description

PARCEL 1:

LOTS 11, 12, 13, 14, AND 15, IN BLOCK 17 AND THE NORTH 1/2 OF VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS IN GAGE, LE MOYNE, HUBBARD AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A: 3801 SOUTH SANGAMON STREET, CHICAGO, IL 60609

PERMANENT INDEX NO.: 17-32-418-024-0850 and 17-32-418-027-0000

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EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

- General taxes not yet due or payable
- Matters which Purchaser agrees to take subject to during the title review period in accordance with Section 6(B)(ii).
- Acts done by Purchaser, lessee under the Sullivan Lease or any party claiming through such lessee.

such lessee.

11, 12, 19, 19, 20, 21, 22, 23, 24, 25, 26 (on title)

Clarks

Office