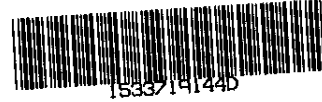


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## SPECIAL WARRANTY DEED

This Document Prepared By:

Deborah Tyler Haddad, Esq.  
O'Donnell Haddad LLC  
14044 Petronella Drive, Suite 1  
Libertyville, IL 60048



Doc#: 1533719144 Fee: \$46.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/03/2015 03:48 PM Pg: 1 of 5

After Recording Please Return To:

Michael Greene, Esq.  
Diablo Real Estate Group, P.C.  
1333 North California Blvd.  
Suite 575  
Walnut Creek, California 94596

THIS INDENTURE WITNESSETH that THE UPTON PROPERTIES, INC., an Illinois corporation, having an address of c/o Sequoit Harbor Marina, 1000 Rte 173, Antioch, Illinois 60002 ("Grantor"), GRANTS, BARGAINS AND SELLS to LOJA MIDWEST PORTFOLIO I, LLC, a Delaware limited liability company, having an address of 1333 North California Blvd., Suite 575, Walnut Creek, CA 94596 ("Grantee"), for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, all interest in the Real Estate situated in the County of Cook, in the State of Illinois, and legally described on Exhibit A attached hereto and by this reference made a part hereof, and subject to those certain permitted title exceptions described on Exhibit B attached hereto and by this reference made a part hereof.

Permanent Index Numbers: 11-19-207-030-0000, 11-19-207-031-0000 and 11-19-207-032-0000  
Property Address: 1101-1137 Chicago Avenue, Evanston, IL

Together with all and singular the hereditaments and appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of 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 Grantee, its heirs and assigns forever.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's successors and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the premises described above, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

NY 749680  
2 of 2


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IN WITNESS WHEREOF, this Special Warranty Deed is executed as of the 24<sup>th</sup> day of November 2015.

**THE UPTON PROPERTIES, INC.,**  
an Illinois corporation

By Terry Upton  
Terry Upton  
President

STATE OF ILLINOIS )  
COUNTY OF LAKE ) S.S.

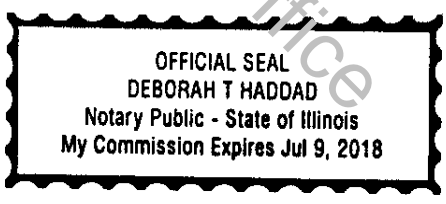
COUNTY TAX	 <b>COOK COUNTY</b> <b>REAL ESTATE TRANSACTION TAX</b> DEC.-3.15 <b>REVENUE STAMP</b>	# 0000025951	<b>REAL ESTATE TRANSFER TAX</b>
			0456000
			<b>FP 103042</b>

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Terry Upton, who is the President of THE UPTON PROPERTIES, INC., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24<sup>th</sup> day of November, 2015.


Commission Expires July 9, 2018

Deborah T. Haddad  
Notary Public



Please Mail Tax Bills To:  
Loja Real Estate, LLC  
1333 North California Blvd., Suite 575  
Walnut Creek, CA 94596

**CITY OF EVANSTON 029814**  
Real Estate Transfer Tax  
City Clerk's Office  
**PAID**  
12/03/15 AMOUNT \$ 45,600.00  
Agent LB

STATE TAX	 <b>STATE OF ILLINOIS</b> DEC.-3.15 <b>REAL ESTATE TRANSFER TAX</b> DEPARTMENT OF REVENUE	# 0000026004	<b>REAL ESTATE TRANSFER TAX</b>
			0912000
			<b>FP 103037</b>

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## EXHIBIT A TO SPECIAL WARRANTY DEED

### Legal Description

**Parcel 1:**

Lot 1 of Levy's Plat of Consolidation of Lots 12 to 15 in Block 77 in Northwestern University Subdivision of the North 1/2 of the North 1/2 (East of Chicago Avenue) of Section 19, Township 41 North, Range 14, East of the Third Principal Meridian (except the 15 1/2 acres in the North East corner of said tract), in Cook County, Illinois.

**Parcel 2:**

Plat of Consolidation of Lots 16, 17, 18, 19, 20 and part of Lot 21 in Block 77 in Northwestern University in the North 1/2 of the North 1/2 of Section 19, Township 41 North, Range 14 East of the Third Principal Meridian, lying East of Chicago Avenue (except 15 1/2 acres in the Northeast corner thereof) in Cook County, Illinois.

Address: 1101-1137 Chicago Avenue, Evanston, IL

PINS: 11-19-207-030-0000, 11-19-207-031-0000 and 11-19-207-032-0000

Property of Cook County Clerk's Office

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## EXHIBIT B TO SPECIAL WARRANTY DEED

### Permitted Title Exceptions

1. General real estate taxes not yet due and payable.
2. Whole Foods Lease.
3. Restrictions contained in a Warranty Deed made by Northwestern University to Anna Mersch recorded May 9, 1872 as document 29698 prohibiting the sale or manufacture of liquors upon the land. (Affects Lots 12 and 13 (except the North 10 feet) and Lot 15 of Parcel 1)
4. Conditions and restrictions contained in Deed dated November 19, 1892 and recorded November 25, 1892 as document 1714446 in Book 4195 Page 118 conveying the North 10 feet of Lot 13 aforesaid relating to manufacture and sale of intoxicating liquors and to use of the land and gambling, etc. Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition. (Affects the North 10 feet of Lot 13 of Parcel 1)
5. Restrictions contained in Deed dated March 22, 1872 and recorded October 28, 1872 as document 64986 relating to manufacture and sale of intoxicating liquors and gambling etc., on Lot 14 aforesaid. Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition. (Affects all of Lot 14 of Parcel 1)
6. Covenants and restrictions contained in Deed recorded February 25, 1893 as document 85752, that no intoxicating drinks, etc., be manufactured and given away upon the land nor gambling be carried on nor any house or other place of lewd or immoral practices thereon. Note: Said instrument contains a provision for forfeiture or reversion of title in case of breach of condition. (Affects Lot 16 of Parcel 2)
7. Covenants and restrictions contained in the Deed recorded May 25, 1926 as document 9286132, providing that sale, manufacture or giving away of intoxicating liquors on the land and also prohibiting gambling to be carried on or any house or other place of lewd or immoral practices. (Affects Lot 17 of Parcel 2)
8. Covenants and restrictions contained in the Deed recorded June 7, 1882 as document 500542 and Deed recorded February 24, 1883 as document 4499244, relating to liquor and gambling. Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition. (Affects Lots 19 and 20 of Parcel 2)
9. Unrecorded easement for public utilities as disclosed by overhead wires crossing the Northeast corner of the land, as disclosed by prior title evidence. (Affects Parcel 2)

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10. The following matters disclosed by an ALTA/ACSM survey made by B. H. Suhr & Company, Inc. on September 14, 2015, designated Job No. 15-262:
- A) Encroachment of brick wall of building principally situated on the land over and upon the land lying North and adjoining a distance of 0.08 feet; over and upon the land lying Westerly and adjoining a distance of 0.141 feet at the Northwest corner and over and upon the land lying West and adjoining a distance of 0.28 feet at a location which has a Northwesterly terminus 98.09 feet Southeasterly of the Northwest corner of the land. (Affects Parcel 2)
  - B) Encroachment of the 1 story brick and concrete block building located mainly on the land onto the property East and adjoining by approximately 0.06 feet to 0.20 feet. (Affects Parcel 1)
  - C) Encroachment of the 1 story brick and concrete block building located mainly on the land onto the property South and adjoining by approximately 0.075 feet to 0.11 feet. (Affects Parcel 1)
  - D) Encroachment of the 1 story brick and concrete block building located mainly on the land onto the property West and adjoining by approximately 0.075 feet to 0.18 feet. (Affects Parcel 1)
  - E) Encroachment of the overhang sign located mainly on the land onto the property West. (Affects Parcel 1)

Property of Cook County Clerk's Office