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THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Hamilton Thies & Lorch LLP
200 S. Wacker Drive
Chicago, Illinois 60606-1229
Attention: Marcia Owens

Doc#: 1601422023 Fee: \$56.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/14/2016 09:09 AM Pg: 1 of 10

**Exempt from transfer tax pursuant
to 35 ILCS 200/31-45(i)**

Date: December 11, 2015


Grantor, Grantee or Representative

SPECIAL WARRANTY DEED

THIS INDENTURE, is made as of December 11th, 2015, by WEST ROOSEVELT ROAD CORP., an Illinois corporation, having an address of 5600 W. Taylor Street, Chicago, Illinois 60644 ("Grantor"), to ROOSEVELT CORRIDOR LLC, an Illinois limited liability company, having an address of 1550 Hecht Road, Bartlett, Illinois ("Grantee"). WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois legally described in Exhibit A attached hereto and made a part hereof, together with all and singular the improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns, in fee simple forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that Grantor has not done or suffered to be done, anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations and other exceptions set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Title Exceptions").

Execution, delivery, and acceptance of this Special Warranty Deed shall not be construed to create or effectuate a merger of the mortgage liens held by Grantee or any of its affiliates with the interest conveyed under this Special Warranty Deed. Grantee and any of its affiliates or any of their successors, and assigns shall retain and reserve the right to foreclose the lien of Grantee's mortgage against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Special Warranty Deed.

C77-150-1766-3000-1892

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

THAT PART OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17 AFORESAID, WITH A LINE 347.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 17 AFORESAID; THENCE NORTH 00 DEGREES 36 MINUTES 22 SECONDS WEST PARALLEL WITH SAID EAST LINE 248.13 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 04 SECONDS WEST 135.19 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 52 SECONDS EAST 106.23 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 32 SECONDS EAST 60.28 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 52 SECONDS EAST 141.12 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 46 SECONDS EAST 77.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

Property Address: 5630 W Taylor Street, Chicago, Illinois 60644

Permanent Index Number: 16-17-413-021-0000

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EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. TAXES NOT YET DUE AND PAYABLE
2. MORTGAGE DATED OCTOBER 1, 2009 AND RECORDED DECEMBER 4, 2009 AS DOCUMENT NO. 0933857090 MADE BY WEST ROOSEVELT ROAD CORP. TO AUSTIN BANK OF CHICAGO TO SECURE AN INDEBTEDNESS IN AN AMOUNT NOT TO EXCEED \$3,700,000.00, AND MODIFIED BY THE ASSIGNMENT OF MORTGAGE RECORDED 12-15-2015 AS DOCUMENT NUMBER 1534922015
3. MORTGAGE DATED OCTOBER 1, 2009 AND RECORDED DECEMBER 4, 2009 AS DOCUMENT NO. 0933857091 MADE BY WEST ROOSEVELT ROAD CORP. TO AUSTIN BANK OF CHICAGO TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$1,817,860.87, AND MODIFIED BY THE ASSIGNMENT OF MORTGAGE RECORDED 12-15-2015 AS DOCUMENT NUMBER 1534922011
4. MORTGAGE DATED OCTOBER 12, 2009 AND RECORDED DECEMBER 4, 2009 AS DOCUMENT NO. 0933857092 MADE BY WEST ROOSEVELT ROAD CORP. TO AUSTIN BANK OF CHICAGO TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$563,333.75, AND MODIFIED BY THE ASSIGNMENT OF MORTGAGE RECORDED 12-15-2015 AS DOCUMENT NUMBER 0933857092
5. MORTGAGE DATED OCTOBER 1, 2009 AND RECORDED DECEMBER 4, 2009 AS DOCUMENT NO. 0933857093 MADE BY WEST ROOSEVELT ROAD CORP. TO AUSTIN BANK OF CHICAGO TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$77,666.25, AND MODIFIED BY THE ASSIGNMENT OF MORTGAGE RECORDED 12-15-2015 AS DOCUMENT NUMBER 1534922018.
6. MORTGAGE DATED OCTOBER 1, 2009 AND RECORDED DECEMBER 4, 2009 AS DOCUMENT NO. 0933857094 MADE BY WEST ROOSEVELT ROAD CORP. AND JOHN CREDEDIO TO AUSTIN BANK OF CHICAGO TO SECURE AN INDEBTEDNESS IN THE AMOUNT NOT TO EXCEED \$500,000.00, AS MODIFIED BY MODIFICATION OF MORTGAGE RECORDED AUGUST 14, 2012 AS DOCUMENT NUMBER 1222757192, AND FURTHER MODIFIED BY THE ASSIGNMENT OF MORTGAGE RECORDED 12-15-2015 AS DOCUMENT NUMBER 1534922016
7. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR FILLMORE STREET, WALLER STREET AND TAYLOR STREET.
8. RIGHTS AND EASEMENTS FOR RAILROAD SWITCH TRACKS, LIENS, COVENANTS, AND RESTRICTIONS ON A PORTION OF THE LAND REFERRED TO AND MENTIONED IN THE AGREEMENT BETWEEN HENRY H. WALKER AND JESSIE S. WALKER, HIS WIFE, AND CENTRAL WAXED PAPER COMPANY DATED FEBRUARY 29, 1916 RECORDED APRIL 26, 1917 AS DOCUMENT 6098009 AND IN THE WARRANTY DEED FROM JESSIE S. WALKER TO CENTRAL WAXED PAPER COMPANY DATED OCTOBER 1, 1917 RECORDED OCTOBER 15, 1917 AS DOCUMENT 6210336.
9. EASEMENT OVER A STRIP OF LAND 27 FEET WIDE EXTENDING NORTHERLY FROM

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A LINE 25 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 674 FEET OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE RIGHT OF WAY OF THE B&O CHICAGO TERMINAL RAILROAD, SAID EASEMENT BEING UPON A STRIP OF LAND LYING 10 FEET ON THE EASTERLY AND NORTHEASTERLY SIDE AND 17 FEET ON THE WEST AND SOUTHWESTERLY SIDE OF THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH AND SOUTH CENTER LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 17, 649 FEET NORTH OF THE SOUTH LINE OF SAID SECTION AND RUNNING THENCE NORTH IN SAID NORTH AND SOUTH CENTER LINE TO ITS POINT OF TANGENCY WITH A CURVED LINE CONVEXED TO THE NORTHEAST AND HAVING A RADIUS OF 359.26 FEET WHICH CURVED LINE IS ALSO TANGENT TO A LINE DRAWN 10 FEET SOUTHERLY FROM AND PARALLEL TO SAID SOUTHERLY LINE OF THE RIGHT OF WAY OF THE B&O CHICAGO TERMINAL RAILROAD COMPANY; THENCE NORTHWESTERLY ALONG SAID CURVED LINE TO ITS POINT OF TANGENCY WITH SAID LINE DRAWN 10 FEET SOUTHERLY FROM AND PARALLEL TO SAID SOUTHERLY LINE OF SAID RIGHT OF WAY OF THE SAID B&O CHICAGO TERMINAL RAILROAD COMPANY AND THENCE NORTHWESTERLY TO SAID RIGHT OF WAY FOR RAILROAD PURPOSES AS CONTAINED IN WARRANTY DEED FROM JESSE SPAULDING AND OTHERS TO CHICAGO FLEXIBLE SHAFT COMPANY, CORPORATION OF ILLINOIS DATED JUNE 27, 1932 RECORDED JULY 19, 1932 AS DOCUMENT 11117733 CONVEYING THE SOUTH 674 FEET OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17 AND PROVIDING FOR THE PAYMENT OF COSTS IN CONNECTION WITH SAID RAILROAD.

10. EASEMENT OVER THE WEST 10 FEET EXCEPT THE SOUTH 183 FEET THEREOF OF THE SOUTH 674 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17 AFORESAID GRANTED BY WARRANTY DEED DATED AUGUST 1, 1929 RECORDED OCTOBER 15, 1929 AS DOCUMENT 10506610 FROM JESSIE S. LANDON AND HER HUSBAND TO W. D. ALLEN MANUFACTURING COMPANY, CORPORATION OF ILLINOIS, TO BE USED IN CONNECTION WITH A 10 FOOT STRIP WEST OF AND ADJOINING THE SAME FOR A RAILROAD LEAD TRACK OR TRACKS AND CONNECTIONS THEREWITH BY PRIVATE SWITCH TRACKS OR SPUR TRACKS FOR THE USE AND BENEFIT OF THE GRANTEE IN SAID DEED AND ALSO FOR THE USE AND BENEFIT OF THE OWNERS AND OCCUPANTS OF THE NORTH 298 FEET OF THE SOUTH 674 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17 AFORESAID; AND AN EASEMENT OVER A STRIP OF LAND 27 FEET WIDE EXTENDING NORTHERLY FROM THE SOUTH LINE OF FILLMORE STREET, BEING A LINE PARALLEL WITH AND 649 FEET NORTH OF THE SOUTH LINE OF SECTION 17 TO THE RIGHT OF WAY OF THE B&O CHICAGO TERMINAL RAILROAD COMPANY AND LYING 10 FEET ON THE EAST AND NORTHEASTERLY SIDE AND 17 FEET ON THE WEST AND SOUTHWESTERLY SIDE OF THE FOLLOWING LINE: BEGINNING AT A POINT IN THE NORTH AND SOUTH CENTER LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, 649 FEET NORTH OF THE SOUTH LINE OF SAID SECTION AND RUNNING THENCE NORTH IN SAID NORTH AND SOUTH CENTER LINE TO ITS POINT OF TANGENCY WITH A CURVED LINE CONVEXED TO THE NORTHEAST AND HAVING A RADIUS OF 359.26 FEET WHICH CURVED LINE IS ALSO TANGENT TO A LINE DRAWN 10 FEET SOUTHERLY FROM AND PARALLEL TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SAID B&O CHICAGO TERMINAL RAILROAD COMPANY, THENCE NORTHWESTERLY ALONG SAID CURVED LINE TO ITS POINT OF TANGENCY WITH

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SAID LINE DRAWN 10 FEET SOUTHERLY FROM AND PARALLEL TO SAID SOUTHERLY LINE OF SAID RIGHT OF WAY OF SAID B&O CHICAGO TERMINAL RAILROAD COMPANY AND THENCE NORTHWESTERLY TO SAID RIGHT OF WAY; SAID EASEMENT TO BE FOR A RAILROAD LEAD TRACK OR TRACKS AND CONNECTIONS THEREWITH OF PRIVATE SWITCH TRACKS OR SPUR TRACKS AND TO BE APPURTENANT TO THE PARCELS OF LAND ADJOINING THE SAME, SO THAT THE OWNERS AND OCCUPANTS OF ALL OF SAID LAND SHALL AT ALL TIMES HAVE RAILROAD CONNECTIONS WITH THE RAILROAD RIGHT OF WAY ABOVE MENTIONED. ALSO, AN EASEMENT OVER THE PROPERTY LYING BETWEEN THE NORTH LINE OF THE SOUTH 376 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17 AFORESAID (EXCEPT THE SOUTH 33 FEET THEREOF FALLING IN WEST 12TH STREET) AND A LINE 699 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 17 BEING THE NORTH LINE OF FILLMORE STREET FOR A PRIVATE SWITCH TRACK TO BE SO LOCATED THAT ITS CENTER LINE SHALL BE 17 FEET WEST OF AND PARALLEL WITH THE NORTH AND SOUTH CENTER LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17 AND TO CONNECT WITH THE LEAD TRACK NOW EXISTING IN SAID 27 FOOT STRIP OF LAND AT OR ABOUT THE SAID NORTH LINE OF SAID FILLMORE STREET AND TO EXTEND TO AND UPON THE SOUTH 376 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17 (EXCEPT THE SOUTH 33 FEET THEREOF FALLING IN WEST 12TH STREET). SAID SWITCH TRACK IN CONNECTION WITH LEAD TRACK TO BE FOR THE JOINT USE AND BENEFIT OF OWNERS AND OCCUPANTS, TO BE JOINTLY CONSTRUCTED AND MAINTAINED BY OWNERS OF SAID PREMISES AND AGREEMENT PERTAINING TO THE COST OF AND MAINTENANCE THEREOF.

11. NOTE: IT IS TO BE NOTED THAT IN AND BY A CERTAIN CONVEYANCE MADE BY HENRY H. WALKER AND OTHERS TO JULIA E. PICKHAM, DATED JANUARY 10, 1913 AND RECORDED JANUARY 15, 1913, AS DOCUMENT 5113122, CONVEYING A PORTION OF BLOCK 9 IN WARREN, JR'S RESUBDIVISION OF BLOCKS IN WARREN PARK IN SECTION 17 AFORESAID, CERTAIN PORTIONS OF THE TRACT THEREBY CONVEYED WERE GRANTED IN PERPETUITY FOR THE JOINT USE OF ALL OF THE OWNERS OF SAID BLOCK 9 AND OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17 AFORESAID, FOR USE AS PRIVATE STREETS AND FOR SWITCH TRACK PURPOSES, WITH CERTAIN CONDITIONS AS TO PAYMENT OF EXPENSE AND MAINTENANCE AND OPERATION ETC., IF SO USED BY SUCH OWNERS AND OCCUPANTS.
12. RESERVATION OF THE EAST 17 FEET OF THE LAND FOR RAILROAD PURPOSES AND THE WEST 25 FEET AND THE SOUTH 25 FEET OF THE LAND FOR PRIVATE STREET PURPOSES AND RESTRICTIONS AND COVENANTS OF RECORD CONTAINED IN WARRANTY DEED FROM JESSIE S. LANDON AND HER HUSBAND TO EDISON ELECTRIC APPLIANCE CO., INC. DATED JUNE 3, 1920 RECORDED JUNE 17, 1920 AS DOCUMENT 6860210.
13. PERPETUAL EASEMENT OVER THE EAST 17 FEET OF THE LAND FOR RAILROAD PURPOSES AND EASEMENT OVER PRIVATE STREETS ABUTTING ON THE LAND FOR TRAFFIC AND PRIVATE PURPOSES, WATER, SEWER, AND GAS PIPES, TELEPHONE, AND ELECTRIC WIRES AND FOR COMMON USES THEREOF, UPON, OVER, OR UNDER THE SURFACE BY AND FOR THE BENEFIT OF ALL AND SINGULAR OWNERS AND OCCUPANTS FROM TIME TO TIME OF LAND LYING WITHIN THE TRACT BOUNDED

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- ON THE WEST BY MENARD AVENUE, ON THE EAST BY CENTRAL AVENUE, ON THE SOUTH BY 12TH STREET, AND ON THE NORTH BY THE RIGHT OF WAY OF THE B&O RAILROAD AND THE GRANTEE, AS ONE OF THE OWNERS OF THE PROPERTY ABUTTING THEREON, ITS SUCCESSORS AND ASSIGNS, SHALL CONTRIBUTE AND PAY ITS AND THEIR SHARE IN PROPORTION TO ITS FRONTAGE OF THE COST AND EXPENSES OF MAINTAINING AND OPERATING SUCH EASEMENT CREATED IN WARRANTY DEED FROM JESSIE S. LANDON AND HER HUSBAND TO EDISON ELECTRIC APPLIANCE CO., INC. RECORDED JUNE 17, 1920 AS DOCUMENT 6860210. NOTE: BY INSTRUMENTS RECORDED MARCH 21, 1949 AS DOCUMENTS 14517016, 14517017, 14517018, AND 14517019, VARIOUS ADJOINING LAND OWNERS RELEASED TO HOTPOINT THEIR INTEREST IN A PORTION OF THE WESTERLY 4.75 FEET OF THE 17 FOOT STRIP OF LAND RESERVED FOR RAILROAD PURPOSES IN THE DEED RECORDED AS DOCUMENT 6860210.
14. EASEMENTS CONTAINED IN THE LEASE MADE BY HENRY H. WALKER AND JESSIE S. WALKER DATED MAY 9, 1912 AND RECORDED MAY 25, 1912 AS DOCUMENT 4975028 DEMISING THE 110 FEET NORTH OF AND ADJOINING THE SOUTH 666 FEET NORTH OF THE NORTH LINE OF 12TH STREET AND WEST OF THE WEST LINE OF CENTRAL AVENUE OF THE EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17 AFORESAID FOR INGRESS AND EGRESS AND SWITCH TRACKS THEREBY ESTABLISHED AND REFERRED TO IN WARRANTY DEED DATED JUNE 1, 1921 AND RECORDED SEPTEMBER 12, 1921 AS DOCUMENT 7263368 MADE BY JESSIE S. LANDON TO TEMPLETON KENLY & CO., LTD, CORPORATION OF ILLINOIS.
 15. PERPETUAL EASEMENT GRANTED OF THE RIGHT OF WAY FOR RAILROAD TRACKS, SWITCHES AND TRAFFIC OVER A STRIP OF LAND 27 FEET WIDE LYING WESTERLY OF AND ADJOINING A CURVED LINE FOR THE JOINT USE AND BENEFIT OF ALL THE OWNERS AND OCCUPANTS OF THAT PART OF SAID BLOCK 9 EAST OF SOUTH MENARD AVENUE EXTENDED AND OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 17 UPON THE CONDITION THAT THE OWNERS AND OCCUPANTS ADJACENT THERETO SHALL RESPECTIVELY CONTRIBUTE AND PAY THEIR PROPORTIONATE SHARE OF THE COSTS AND EXPENSE OF CONSTRUCTING, MAINTAINING, AND OPERATING SAID RAILROAD TRACKS AND SWITCHES USED BY THEM, SAID COST TO BE CONCLUSIVELY DETERMINED BY AND PAYABLE TO THE RAILROAD COMPANY THEN OPERATING SAID TRACKS. SAID EASEMENT BEING CREATED BY AND SAID CONDITIONS BEING CONTAINED IN THE WARRANTY DEED DATED DECEMBER 31, 1915 AND RECORDED OCTOBER 4, 1916 AS DOCUMENT 5964408 FROM HENRY H. WALKER AND JESSIE S. WALKER, HIS WIFE TO MAKUTCHAN ROLLER BEARING CO., A CORPORATION OF ARIZONA AND CREATED BY DOCUMENTS RECORDED AS DOCUMENT NUMBERS 6489143, 8617388, AND 72633368.
 16. ENCROACHMENT OF 27 FOOT EASEMENT FOR RAILROAD SWITCH TRACK BY A ONE STORY BRICK BUILDING OVER SAID EASEMENT BY APPROXIMATELY 2 FEET TO 4 FEET AS SHOWN ON SURVEY NO. 87356 PREPARED BY GREMLEY & BIEDERMANN INC. DATED MAY 5, 2006.
 17. INSTRUMENT RECORDED APRIL 15, 1956 AS DOCUMENT 16548834 MADE BY HOTPOINT CO. TO PEOPLES GAS LIGHT & COKE CO. GRANTING THE RIGHT TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ETC. AN 8 INCH GAS MAIN TOGETHER WITH NECESSARY ATTACHMENTS ETC. IN, THROUGH, UNDER, ALONG, AND

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ACROSS THE LAND OF THE GRANTOR.

18. UNRECORDED EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY, AS DISCLOSED BY THEIR LETTER DATED MAY 8, 1992, BY CHARLES WARFIELD, OVER THE NORTH LINE OF THE LAND AS SHOWN ON THE EXHIBIT ATTACHED TO SAID LETTER.

(AFFECTS THAT PART OF THE LAND FALLING WITHIN TAYLOR STREET)

19. UNRECORDED EASEMENT IN FAVOR OF PEOPLES GAS, LIGHT AND COKE COMPANY, AS DISCLOSED BY THEIR LETTER DATED APRIL 29, 1992 OVER THE NORTH SOUTH LINE OF THE LAND, AS DISCLOSED BY THE EXHIBIT ATTACHED TO THEIR LETTER.

(AFFECTS THAT PART OF THE LAND FALLING WITHIN TAYLOR STREET)

20. COVENANTS AND AGREEMENTS CONTAINED IN WARRANTY DEED DATED JUNE 3, 1920 RECORDED JUNE 17, 1920 AS DOCUMENT 6860209 FROM JESSIE S. LANDON AND HER HUSBAND TO EDISON ELECTRIC APPLIANCE CO., INC., THAT PRIVATE STREETS ABUTTING SAID PROPERTY ARE FOR TRAFFIC, WATER PURPOSES, TELEPHONE AND ELECTRIC WIRES AND OTHER COMMON USES UPON, OVER, OR UNDER THE SURFACE AND FOR THE BENEFIT OF ALL OWNERS AND OCCUPANTS FROM TIME TO TIME OF PARCELS OF LAND LYING WITHIN THAT TRACT BOUNDED ON THE WEST BY MENARD AVENUE, ON THE EAST BY CENTRAL AVENUE, ON THE SOUTH BY WEST 12TH STREET AND ON THE NORTH BY THE RIGHT OF WAY OF THE B&O CHICAGO TERMINAL RAILROAD AND FOR LIKE USE OF THOSE REQUIRING ACCESS TO THEM IN THE USUAL COURSE OF BUSINESS; THAT THE EAST 17 FEET OF THE LAND IS TO BE USED FOR RAILROAD AND THE SOUTH 25 FEET FOR PRIVATE STREET, TO USE SAID PROPERTY FOR RAILROAD TRACKS, SWITCH TRACKS CROSSINGS, ETC. TO PAY THEIR PRO RATA SHARE OF EXPENSES OF MAINTENANCE OF ALL PRIVATE ROADS NOW OR HEREAFTER Laid OUT FOR THE BENEFIT OF ABUTTING OWNERS AND THEIR SHARE OF IMPROVEMENTS FOR PAVING SIDEWALKS, ETC.

21. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED ON DECEMBER 1, 2009 AS DOCUMENT NO. 0933533039, RELATES TO VACANT LAND PURCHASE AGREEMENT BY AND BETWEEN JOHN D. CREDEDIO AND ANDERSON SHUMAKER COMPANY. FOR PARTICULARS SEE SAID INSTRUMENT.

22. ENCROACHMENT OF FENCE LOCATED MAINLY ON THE LAND AND ONTO THE PROPERTY NORTH AND ADJOINING BY AN UNDISCLOSED AMOUNT AS DISCLOSED BY SURVEY NO. 87356 PREPARED BY GREMLEY & BIEDERMANN INC. DATED MAY 5, 2006.

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773-261-0401

p.2

PLAT ACT AFFIDAVIT

STATE OF IL

Escrow No.: 15017863LP

COUNTY OF COOK

John D. Crededio, being duly sworn on oath, states that Sho West Roosevelt Road Corp. resides at . . . That the attached deed is not in violation of 705 ILCS 205/1 for one of the following reasons:

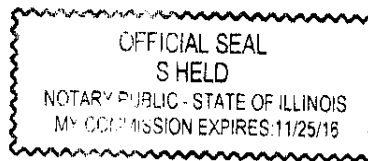
1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed,
- OR -
2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two (2) parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

John D. Crededio
John D. Crededio



STATE OF IL

COUNTY OF COOK

Subscribed and sworn to before me this 7 of JANUARY, 2016.

[Signature]
Notary Public

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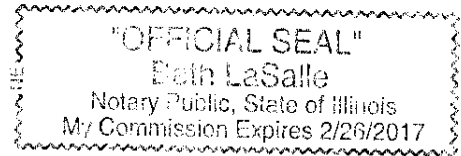
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 corporation or foreign corporation 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12/11, 2015

[Signature]
Signature



Subscribed and sworn to before me this 11th of December, 2015.

[Signature]
Notary Public

The grantee or his 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 corporation or foreign corporation 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12-11, 2015

[Signature]
Signature



Subscribed and sworn to before me this 11th of December, 2015.

[Signature]
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Attach to deed or ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.