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PREPARED BY:

James E. Macholl
Storino, Ramello & Durkin
9501 W. Devon Avenue, 8th Floor
Rosemont, IL 60018



Doc# 1707304085 Fee \$40.00

MAIL TAX BILL TO:

Torque Parts, LLC
350-380 Roma Jean Parkway
Streamwood, IL 60107

CHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/14/2017 12:58 PM PG: 1 OF 2

MAIL RECORDED DEED TO:

Jeffrey A. Avny, Esq.
Law Offices of Jeffrey A. Avny
1699 Wall Street, Suite 407
Mount Prospect, IL 60056

1/3

CORPORATE WARRANTY DEED Statutory (Illinois)

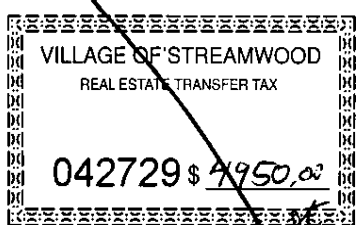
THE GRANTOR(S), Toryon Technologies, Inc., an Illinois corporation, created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Torque Parts, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, of 1920 Carboy Rd., Mt. Prospect, Illinois 60056, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Lots 1 and 2 in the Streamwood Center for Industry Unit 1, being a Subdivision in Section 26, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois, excepting therefrom that part of Lot 1 taken for roadway pursuant to the Deed recorded as Document No. 1312146094, described as follows: Beginning at the Southeast corner of said Lot 1; thence on a state plane bearing North 73 degrees 00 minutes 21 seconds West, 29.10 feet along the Southerly line of Lot 1; thence North 16 degrees 55 minutes 23 seconds East, 6.51 feet; thence South 73 degrees 04 minutes 37 seconds East, 29.10 feet to the Easterly line of said Lot 1; thence South 16 degrees 59 minutes 35 seconds West, 6.55 feet along said Easterly line to the point of beginning.

Permanent Index Number(s): 06-26-366-001 & -002-0000
Property Address: 350-380 Roma Jean Pkwy., Streamwood, IL 60107

Subject, however, to the general taxes for the year of 2016 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Dated this 1st Day of March 20 17



Toryon Technologies, Inc.

By: [Signature]
Dale C. Pray, President

Attest: [Signature]
Victoria L. Pray, Secretary

REAL ESTATE TRANSFER TAX		08-Mar-2017
COUNTY:		825.00
ILLINOIS:		1,650.00
TOTAL:		2,475.00
06-26-366-001-0000 20170201617474 1-205-430-976		

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

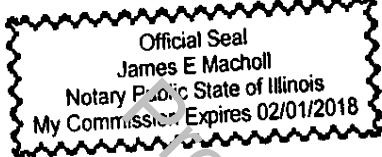
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P 2
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INT

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Dale C. Pray, personally known to me to be the President of Toryon Technologies, Inc., an Illinois corporation, and Victoria L. Pray, personally known to me to be the Secretary of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 1st day of March 20 17



[Signature]
Notary Public
My commission expires: 2/1/18

Exempt under the provisions of paragraph _____

Property of Cook County Clerk's Office