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This document prepared by:
Timm & Garfinkel, LLC
770 Lake Cook Road, Suite 150
Deerfield, IL 60015
Attention: Bruce D. Goodman

Doc# 1711606031 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/26/2017 09:46 AM Pg: 1 of 4

Dec ID 20170401641047
ST/CO Stamp 2-000-937-408 ST Tax \$1,525.00 CO Tax \$762.50

After recording return to:
William T. Rodeghier
111 West Washington Street, Suite 1100
Chicago, IL 60602

SPECIAL WARRANTY DEED

CF III 1001 MORSE LLC formerly known as CF Elk Grove LLC, a Delaware limited liability company ("Grantor"), whose address is 5600 N. River Road, Suite 800, Rosemont, IL 60018, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents SELL AND CONVEY unto WOLF FAMILY ENTERPRISES, LLC, an Illinois limited liability company ("Grantee"), whose address is 855 Bonnie Lane, Elk Grove Village, Illinois 60007, the lots, tracts or parcels of land lying, being and situated in the County of Cook, in the State of Illinois, the common address of which is 1001 Morse, Elk Grove Village, Illinois 60007, which is legally described on Exhibit A attached hereto and incorporated herein by reference, subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the premises aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto said Grantee and its successors and assigns forever, subject to the Permitted Exceptions, said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and his successors, heirs, and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor but not otherwise.

This Special Warranty Deed may be executed in multiple counterparts, each of which shall be deemed an original and all of which, collectively, shall be one and the same instrument.

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of the acknowledgement date below to be effective as of April 20, 2017.

GRANTOR:

CF III 1001 MORSE LLC,
a Delaware limited liability company

By: DCJ Management, LLC,
a Delaware limited liability company
Its: Manager

By: 
Name: Joel Friedland
Title: One of its Managers

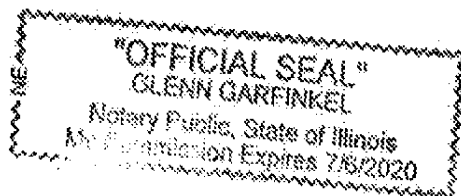
STATE OF ILLINOIS)
) SS:
COUNTY OF LAKE)

I, Glenn Garfinkel, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Joel Friedland, a Manager of DCJ Management, LLC, a Delaware limited liability company and manager of CF III 1001 MORSE LLC, a Delaware limited liability company, 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 he signed and delivered the said document on behalf of the limited liability company and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 20th day of April, 2017.


NOTARY PUBLIC

Send tax bills to:
Wolf Family Enterprises, LLC
855 Bonnie Lane
Elk Grove Village, Illinois 60007



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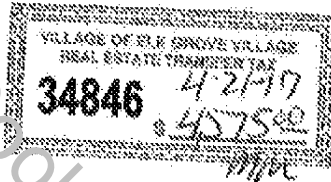
EXHIBIT "A"

LEGAL DESCRIPTION

LOT 53 IN CENTEX INDUSTRIAL PARK UNIT 28, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1965, AS DOCUMENT 19580058, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 08-34-308-002-0000

Commonly Known As: 1001 Morse, Elk Grove Village, Illinois 60007



REAL ESTATE TRANSFER TAX		25-Apr-2017
COUNTY:		762.50
ILLINOIS:		1,525.00
TOTAL		2,287.50
08-34-308-002-0000	2017040164104	2-000-937-408

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EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

1. Taxes for the year 2016 and thereafter.
2. Building line over the north 25 feet of the property as shown on the Plat of Centex Industrial Park Unit 28 recorded on September 7, 1965, as Document No. 19580058.
3. Easements over the north 25 feet and south 15 feet of the property for public utilities and drainage as shown on the Plat of Centex Industrial Park Unit 28 recorded on September 7, 1965, as Document No. 19580058.
4. Easements over the north 25 feet of the property for sewer and water as shown on the Plat of Centex Industrial Park Unit 28 recorded on September 7, 1965, as Document No. 19580058.
5. Easement over the north 25 feet and south 15 feet of the property for the purpose of installing and maintaining all equipment necessary to serve the Subdivision and other land with telephone and electrical service, together with the right to overhang aerial service wires and the right of access to such wires, as created by Grant to Illinois Bell Telephone Company and Commonwealth Edison Company, and their respective successors and assigns, as shown on the Plat of Subdivision recorded September 7, 1965, as Document No. 19580058.
6. Easement over the north 25 feet and south 15 feet of the property for the purpose of installing and maintaining all equipment necessary to serve the Subdivision and other land with gas service, together with the right of access to such equipment, as created by Grant to Northern Illinois Gas Company and its successors and assigns, as shown on the Plat of Subdivision recorded September 7, 1965, as Document No. 19580058.
7. Encroachments of the building located mainly on the property onto the easements referred to in items 3, 4, 5, and 6 above, as shown on the Plat of Survey No. 2016-23471-001 dated January 11, 2017, prepared by Gremley & Biedermann.
8. Rights of utilities to maintain the aerial wires located along the southern portion of the property, as depicted on the survey referred to in Item 7 above.
9. Acts done or suffered by Grantee.