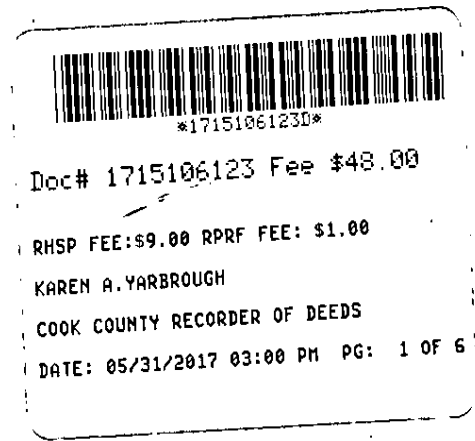


UNOFFICIAL COPY

Drafted By:
Trimont Real Estate Advisors, LLC
One Alliance Center
3500 Lenox Road, Suite G1
Atlanta, Georgia 30326

After Recording Return To:
YT WORLD MGMT., LLC
4 Deveaux Court
South Barrington, IL 60010

Send Subsequent Tax Bills To:
YT WORLD MGMT., LLC
Attn: Barbara Turca
4 Deveaux Court
South Barrington, IL 60010



SPECIAL WARRANTY DEED

THE GRANTOR(S): **VFC PROPERTIES 10 LLC**, a Delaware limited liability company whose address is One Alliance Center, 3500 Lenox Road, Suite G1, Atlanta, Georgia 30326, grants, bargains, sells, and conveys to **YT WORLD MGMT., LLC**, an Illinois limited liability company, whose address is 4 Deveaux Court, South Barrington, Illinois 60010 ("Grantee"),

Grantor for the 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 is hereby acknowledged, grants, sells, remises, releases, alienates and conveys to Grantee all of the real estate situated in the County of Cook, State of Illinois and legally described on **Exhibit A** attached hereto and made a part hereof with Grantor's interest, if any, in the building structures, fixtures, and other improvements located on said real estate (the "Property"), together with all and singular the rights and appurtenances thereto in any wise belonging to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever subject only to the Permitted Encumbrances set forth in **Exhibit B** attached hereto.

1. Ad valorem taxes on the above-described Property are assumed by Grantee and Grantee covenants and promises to pay the same.
2. GRANTOR MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW WITH RESPECT TO ANY MATTER CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE FOLLOWING: (i) TITLE (OTHER THAN THE SPECIAL WARRANTY OF TITLE OF THIS DEED), (ii) HABITABILITY, MERCHANTABILITY OR SUITABILITY OR FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE OR USE, (iii) THE NATURE AND CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, WATER, DRAINAGE AND GRADING, SOIL AND GEOLOGY, ZONING, LOCATION OF CEMETERIES, UTILITY AVAILABILITY OR HOOK-UP, EASEMENT RIGHTS, FLOOD PLAINS (OR PORTIONS OF THE PROPERTY IN A FLOOD PLAIN) AND THE COSTS AND REQUIREMENTS OF SAME, ACCESS TO STREETS, COSTS OF UTILITIES, LOCATION OF CURB CUTS

FIDELITY NATIONAL TITLE

994013004

(2 of 2)

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AND MEDIAN BREAKS IN STREETS, SEWAGE FACILITIES (INCLUDING, WITHOUT LIMITATION, AVAILABILITY OR NONAVAILABILITY OF APPROPRIATE WATER AND SEWER CAPACITY) OR OTHER GOVERNMENTAL RIGHTS OR OBLIGATIONS, (iv) COMPLETENESS, ACCURACY OR APPROVAL OF PERMITS, SURVEYS, PLATS, PRELIMINARY PLATS, POLLUTION ABATEMENT PLANS, SUBDIVISION PLANS OR REPORTS CONCERNING THE PROPERTY, (v) TAX CONSEQUENCES, (vi) COMPLIANCE OF ALL OR ANY PART OF THE PROPERTY WITH APPLICABLE ENVIRONMENTAL LAWS, RULES OR REGULATIONS WITH RESPECT TO HEALTH, THE ENVIRONMENT, ENDANGERED SPECIES AND WETLANDS (COLLECTIVELY, "ENVIRONMENTAL LAWS") INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, THE RESOURCE CONSERVATION AND RECOVERY ACT OF 1976, AS AMENDED, THE ENDANGERED SPECIES ACT (16 U.S.C. §1531, ET SEQ.), AS AMENDED, ANY STATE WATER, NATURAL RESOURCE OR SOLID WASTE DISPOSAL CODE OR ACT, AS AMENDED, (vii) THE EXISTENCE OF ASBESTOS, OIL ARSENIC, PETROLEUM OR CHEMICAL LIQUIDS OR SOLIDS, LIQUID OR GASEOUS PRODUCTS OR HAZARDOUS SUBSTANCES OR MATERIALS AS THOSE TERMS AND SIMILAR TERMS ARE DEFINED OR USED IN APPLICABLE ENVIRONMENTAL LAWS, (viii) NATURE AND EXTENT OF ACCESS TO RIGHTS-OF-WAY OR UTILITIES, AVAILABILITY OF PERMITS TO ACCESS RIGHTS-OF-WAY OR UTILITIES ON THE PROPERTY, THE SELLER RETAINED PROPERTY OR LAND OWNED BY THIRD PARTIES; RIGHTS-OF-WAY, LEASES, ENCUMBRANCES, LICENSES, RESERVATIONS, CONDITIONS OR OTHER SIMILAR MATTERS, (ix) COMPLIANCE WITH ANY LAW, ORDINANCE OR REGULATION OF ANY GOVERNMENTAL ENTITY OR BODY, OR (x) PROPERTY OWNER CLAIMS OR CLAIMS, DEMANDS, OR OTHER MATTERS BY, AGAINST OR WITH RESPECT TO ANY PROPERTY OWNERS ASSOCIATION OR RELATING TO ANY RESTRICTIVE COVENANTS ENCUMBERING THE PROPERTY. SALE OF THE PROPERTY IS MADE ON AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" BASIS, AND ANY AND ALL WARRANTIES AND COVENANTS ARISING UNDER STATE LAW DO NOT APPLY TO THIS CONVEYANCE. GRANTEE ACKNOWLEDGES THAT GRANTEE HAS HAD THE FULL, COMPLETE AND UNFETTERED RIGHT TO INSPECT THE PROPERTY TO GRANTEE'S SATISFACTION AND THAT THE PURCHASE PRICE PAID FOR THE PROPERTY WAS IN PART BASED UPON THE FACT THAT THIS CONVEYANCE WAS MADE BY GRANTOR WITHOUT WARRANTY OR REPRESENTATION (EXCEPT THE SPECIAL WARRANTY OF TITLE). BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT GRANTEE HAS RELIED ONLY UPON GRANTEE'S OWN INSPECTIONS AS TO THE CONDITION OF THE PROPERTY, OR ITS OWN DECISION NOT TO INSPECT ANY MATTER.

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Grantor warrants and forever defends all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Permitted Encumbrances, when the claim is by, through or under Grantor but not otherwise:

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 24 day of May, 2017.

VFC Properties 10 LLC, a
Delaware limited liability company

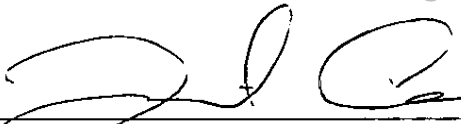
By: VFC Partners GP LLC, managing member

By: 
Name: ~~Mark R. Cashman~~ Amber Selem
Title: Senior Vice President

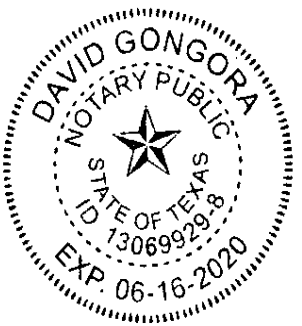
THE STATE OF TEXAS §
COUNTY OF DALLAS §



*Amber Selem
d.c.*


I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ~~Mark R. Cashman~~, who is a Senior Vice President for VFC Partners GP LLC, a Delaware limited liability company, and managing member of **VFC Properties 10 LLC**, a Delaware limited liability company, is signed to the foregoing Limited Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, ~~he~~, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.


Notary Public, State of Texas

My commission expires: 5-16-20



REAL ESTATE TRANSFER TAX		31-May-2017
	COUNTY:	223.25
	ILLINOIS:	446.50
	TOTAL:	669.75
13-28-100-048-0000 20170501663032 0-230-648-256		

REAL ESTATE TRANSFER TAX		31-May-2017
	CHICAGO:	3,348.75
	CTA:	1,339.50
	TOTAL:	4,688.25 *
13-28-100-048-0000 20170501663032 0-656-746-944		
* Total does not include any applicable penalty or interest due.		

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EXHIBIT A

To Special Warranty Deed

Property Description

LOTS 1, 2, 3, AND 4 IN BLOCK 1 IN KENDALL'S BELMONT AND 56TH AVENUE SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ (EXCEPT THE SOUTH 30 ACRES THEREOF) OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. J

Commonly known as 5535-5541 West Belmont Avenue, Chicago, Illinois 60641

Property Index No. 13-28-100-048-000, 13-28-100-049-000 (~~formerly 13-28-100-005-0000, 13-28-100-006-0000, and 13-28-100-007-0000~~)

Property of Cook County Clerk's Office

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EXHIBIT B To Special Warranty Deed

Permitted Encumbrances

1. Subject to any easements, rights-of-way, roadways, encroachments, encumbrances, violations, variations, rights, interests, claims, facts or adverse circumstances that could be disclosed by an accurate and complete survey and/or physical inspection of the Property might disclose.
2. Easements and rights of way or claims of easements and rights of way including those for utilities servicing the Property shown or not shown by the public records.
3. Standby fees, taxes and assessments by any taxing authority and sewer and water charges for the year 2016, and subsequent years; subsequent retroactive and/or additional taxes, assessments, interest and penalties by any taxing authority for prior years and the current year due to change in land usage, ownership or valuation, or because of improvements not assessed or under assessed for a previous tax year and/or the current year or imposed by adjustment, reappraisal, reassessment, appeal, amendment to the tax records or otherwise; and prior years taxes, assessments, water and sewer charges not paid at Closing.
4. Rights of tenants or parties in possession.
5. Rights, public and private, in and to roads or alleyways abutting or adjoining the Property.
6. Existing building and zoning ordinances, laws, regulations and ordinances of municipal and other governmental authorities.
7. Discrepancies, conflicts and shortages in area or boundary lines, or any encroachments or any overlapping of improvements.
8. Restrictive covenants, conditions, declarations, easements, rights of way, mineral reservations and interests, plats, and other encumbrances of record.
9. Any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law and not shown by the public records.
10. Encroachment of the building located mainly on the land onto the property north of and adjoining by approximately 0.02 of a foot; onto the property east of and adjoining by approximately 0.06 of a foot; onto the property south of and adjoining by approximately 0.12 of a foot and onto the property west of and adjoining by approximately 0.04 to 0.07 of a foot as shown on plat of survey number N-122579 prepared by National Survey Service, Inc. dated June 22, 1999.

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10. Encroachment of the wall lights and alarm boxes located mainly on the land onto the property south and adjoining as shown on plat of survey number N-122579 prepared by National Survey Services, Inc. dated June 22, 1999.

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS** Office