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This Instrument Prepared By:

WEC Business Services, LLC
200 E. Randolph St.
Chicago, IL 60601
Attn: Timothy P. Walsh, Esq.

Street Address:
4228 W. 35th Pl.
Chicago, IL 606XX

PIN: Part of 16 54-209-013-0000

 *1719816109D*
Doc# 1719816109 Fee \$52.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 07/17/2017 04:06 PM PG: 1 OF 8

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 26th day of June, 2017 ("Effective Date"), by THE PEOPLES GAS LIGHT AND COKE COMPANY, an Illinois corporation ("Grantor"), and WEC BUSINESS SERVICES LLC, a Delaware limited liability company ("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 of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit (the "Premises"):

See Exhibit A attached hereto and made a part hereof

together with all improvements and fixtures located thereon and owned by Grantor as of the date hereof and any rights, privileges and appurtenances pertaining thereto.

TO HAVE AND TO HOLD the said Premises as described above, with the appurtenances unto the Grantee, forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, said Premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to those matters listed on Exhibit B attached hereto and made a part hereof, but not otherwise, it being acknowledged that Grantor makes no other warranty or covenant in this special warranty deed other than such special warranty of title to the Premises conveyed hereby.

Grantor, on its own behalf and on behalf of its successors and assigns, releases and indemnifies Grantee, its officers, directors, parents, shareholders, employees, agents, attorneys, contractors, successors and assigns (collectively, "Grantee's Indemnitees") of and from all claims, acts, debts, demands, actions, causes of action, suits, sums of money, guaranties, bonds, covenants, contracts, accounts, agreements, promises, representations, restitutions, omissions, variances, damages, obligations, costs, response actions, fees (including, without limitation, attorney's, consultant's and expert's fees) and liabilities whatsoever of every name and nature, both in equity and at law (collectively, "Claims") including, without limitation, Claims under the Comprehensive Environmental Response Compensation and Liability Act, 42 U.S.C. § 9601 et seq., with respect to Hazardous or Toxic Materials located under, in or migrating from the Property which may exist on, under or in the Property as of the date hereof.

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“Hazardous or Toxic Materials” means (i) asbestos or any material composed of or containing asbestos in any form and in any type; (ii) any petroleum-containing substance or material; or (iii) any hazardous, toxic or dangerous waste, contaminant, pollutant, substance, material, smoke, gas or particulate matter, as from time to time defined by or for purposes of any Federal, state or local environmental, health or safety, ordinance, code, rule, regulation, order or decree regulating, relating to or imposing liability or standards concerning or in connection with hazardous, toxic or dangerous wastes, substances, material, gas or particulate matter as now or at any time hereinafter in effect. Grantor acknowledges and agrees that the aforesaid release and indemnity shall be a covenant running with the Premises.

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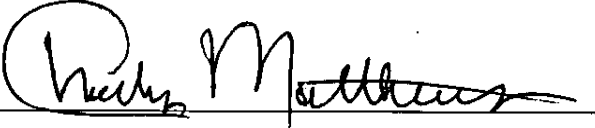
Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor executed this Special Warranty Deed as of Effective Date.

GRANTOR:

THE PEOPLES GAS LIGHT AND COKE COMPANY,
a Illinois corporation

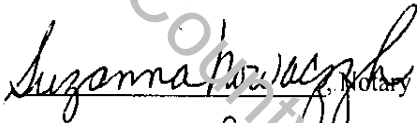
By: 

Name: Charles R. Matthews

Title: President and CEO

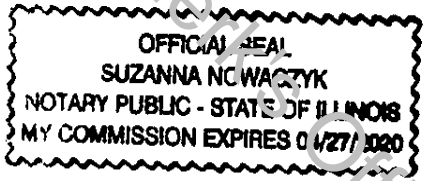
STATE OF ILLINOIS)
)
COUNTY OF COOK)

On June 26th, 2017, before me, the undersigned, a notary public in and for said State, personally appeared Charles R. Matthews, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that, by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

, Notary Public

Printed Name: SUZANNA NOWACZYK

My Commission Expires: 04/27/2020




Send Subsequent Tax Bills to:

WEC Business Services, LLC
700 North Adams
Green Bay, WI 54307
Attn: Tax Department



After recording return to:

WEC Business Services, LLC
700 North Adams
Green Bay, WI 54307
Attn: Real Estate Department

REAL ESTATE TRANSFER TAX		18-Jul-2017
	CHICAGO:	175,103.75
	CTA:	70,441.50
	TOTAL:	246,545.25 *

16-34-209-013-0000 | 20170701690654 | 2-005-562-816

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		18-Jul-2017
	COUNTY:	11,740.25
	ILLINOIS:	23,480.50
	TOTAL:	35,220.75

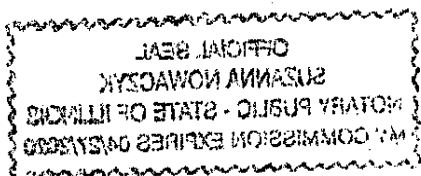
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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT ON THE SOUTH LINE OF THE CHICAGO ILLINOIS WESTERN RAILROAD RIGHT OF WAY, SAID POINT BEING 540.09 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE EASTERLY ON SAID CHICAGO ILLINOIS WESTERN RAILROAD RIGHT OF WAY, A DISTANCE OF 678.49 FEET TO A LINE 1430.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 34, THENCE SOUTHERLY ALONG SAID LINE 1430.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 640.00 FEET; THENCE WESTERLY ALONG A LINE THAT INTERSECTS SAID WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AT A POINT 640.78 FEET SOUTH OF SAID SOUTH LINE OF CHICAGO AND ILLINOIS WESTERN RAILROAD RIGHT OF WAY, FOR A DISTANCE OF 679.01 FEET; THENCE NORTHERLY AND PARALLEL TO SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 640.54 FEET TO THE POINT OF BEGINNING.



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EXHIBIT B

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE 2016 FINAL INSTALLMENT, YEAR 2017 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
2. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 OF PARCEL A CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
3. EASEMENT FOR POLE LINE RECORDED JANUARY 20, 1967 AS DOCUMENT 20048045, MADE BY THE PEOPLES GAS LIGHT AND COKE COMPANY, AN ILLINOIS CORPORATION, TO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS, LESSEES AND ASSIGNS, THE RIGHT, PRIVILEGE AND EASEMENT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, ALTER, REPAIR, REPLACE AND REMOVE A 33,000 VOLT HIGH TENSION ELECTRIC POLE LINE AS SHOWN UPON THE PERMIT SKETCH ATTACHED TO SAID DOCUMENT, MARKED "EXHIBIT A" AND AS AMENDED BY AMENDMENT TO EASEMENT FOR POLE LINE RECORDED JANUARY 20, 1967 AS DOCUMENT 20048045.
4. GRANT OF EASEMENT RECORDED AS DOCUMENT 20153419, MADE BY FIRST AMERICAN REALTY COMPANY, A CORPORATION OF DELAWARE, TO THE ILLINOIS BELL TELEPHONE COMPANY, GRANTING A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, UNDER, OVER, ACROSS AND ALONG A PORTION OF THE PREMISES IN QUESTION FOR PUBLIC UTILITIES PURPOSES. ALSO GRANTING TO THE PEOPLES GAS LIGHT AND COKE COMPANY, A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, REPLACE, RELOCATE, RENEW AND REMOVE GAS PIPE LINES AND SUCH DEEPS, VALVES, FITTINGS AND OTHER RELATED UNDERGROUND EQUIPMENT AS MAY BE NECESSARY FOR THE TRANSPORTATION OF GAS IN, UNDER, ACROSS AND ALONG A PORTION OF THE LAND.
5. GRANT OF EASEMENT RECORDED AS DOCUMENT 20192277, RECORDED JULY 11, 1967, MADE BY THE FIRST AMERICAN REALTY COMPANY, A CORPORATION OF DELAWARE, TO THE COMMONWEALTH EDISON COMPANY, GRANTING SAID COMPANY, A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, POLES, CROSSARMS, WIRES, CABLE, CONDUIT, AND OTHER OVERHEAD OR UNDERGROUND EQUIPMENT FOR THE TRANSMISSION OF ELECTRIC ENERGY, IN UNDER, OVER, ACROSS AND ALONG THE CERTAIN STRIPS OR PARCELS OF LAND SHOWN SHADED ON THE PLAT MARKED EXHIBIT "A" ATTACHED TO SAID DOCUMENT
6. RECIPROCAL EASEMENTS CONTAINED IN AGREEMENT BETWEEN FIRST AMERICAN REALTY COMPANY, A CORPORATION OF DELAWARE AND TRANSAMERICAN PROPERTIES, INC., A CORPORATION OF DELAWARE DATED JANUARY 26, 1967 AND RECORDED JANUARY 30, 1967 AS DOCUMENT 20053110 FOR AN UNINTERRUPTED PERPETUAL ROADWAY AND RIGHT OF WAY EASEMENT FOR INGRESS AND EGRESS AND FOR THE PASSAGE OF TRAFFIC, INCLUDING THE UNRESTRICTED OPERATION OF TRUCKS AND MOTOR VEHICLE EQUIPMENT OF ALL KINDS OVER, UPON, ALONG AND ACROSS THAT PORTION OWNED BY EACH OTHER, AND THEIR RESPECTIVE AND/OR JOINT INTERESTS IN THE PEOPLES GAS EASEMENT RECORDED AS DOCUMENT 20053109, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

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NOTE: ABOVE EASEMENT ALSO CREATED BY GRANT OF EASEMENT MADE BY FIRST AMERICAN REALTY COMPANY, A CORPORATION OF DELAWARE, TO INSTITUTE OF GAS TECHNOLOGY CORPORATION, A CORPORATION OF ILLINOIS, DATED DECEMBER 18, 1972 AND RECORDED JANUARY 5, 1973 AS DOCUMENT 22178057.

7. GRANT OF EASEMENT BY FIRST AMERICAN REALTY COMPANY, A DELAWARE CORPORATION TO ILLINOIS BELL TELEPHONE COMPANY, AN ILLINOIS CORPORATION DATED MAY 2, 1967 AND RECORDED MAY 16, 1967 AS DOCUMENTS 20132769 ITS GRANTEEES LESSEES, ETC. A PERPETUAL RIGHT, EASEMENT, ETC., FOR PUBLIC UTILITIES ACROSS AND ALONG THE FOLLOWING DESCRIBED PORTION OF PARCEL 2:

THE NORTH 100 FEET (EXCEPT THE EAST 33 FEET THEREOF) OF THE SOUTH 300 FEET OF

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THAT PART OF THE NORTH 300 FEET (EXCEPT THE EAST 833 FEET THEREOF) OF THE SOUTH 600 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF SAID NORTH 300 FEET OF THE SOUTH 600 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34 WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION AND THE NORTHEAST 1/4 AND; RUNNING THENCE NORTH ALONG SAID WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 188.03 FEET; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 289.40 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF THE NORTH 300 FEET OF THE SOUTH 600 FEET WHICH IS 220.07 FEET EAST OF FROM THE POINT OF BEGINNING; AND THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 300 FEET OF THE SOUTH 600 FEET A DISTANCE OF 220.07 FEET; SITUATED IN THE CITY OF CHICAGO, COUNTY OF COOK AND STATE OF ILLINOIS.

8. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 0.98 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 080389(Z) PREPARED BY CERTIFIED SURVEY, INC. DATED JUNE 18, 2008 AND LAST REVISED JULY 24, 2008.

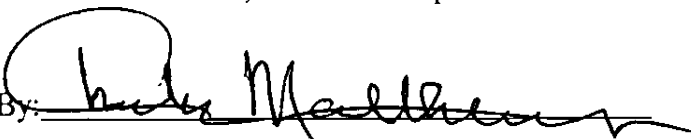
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land existing on July 17, 1959, and not involving any new streets or easements of access;

9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

THE PEOPLES GAS LIGHT AND
COKE COMPANY, an Illinois corporation

By: 

Name: Charles R. Matthews

Title: President and CEO