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**This instrument
prepared by and after
recording, please mail to:**

DLA Piper LLP (US)
444 West Lake Street
Suite 900
Chicago, Illinois 60606
Attn: David Pryor

Doc#: 1719901013 Fee: \$62.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/18/2017 09:20 AM Pg: 1 of 8

Dec ID 20170601680906
ST/CO Stamp 1-851-665-856 ST Tax \$4,450.00 CO Tax \$2,225.00
City Stamp 0-494-439-872 City Tax: \$46,725.00

This space reserved for Recorder's use only.

8982/016

EPINETTI

2 OF 1

SPECIAL WARRANTY DEED

This Indenture, made this 14 day of July, 2017, among **JOZEF CZUPTA 35TH STREET LLC**, an Illinois limited liability company ("**Jozef's LLC**"), and **JAN CZUPTA 35TH STREET LLC**, an Illinois limited liability company ("**Jan's LLC**"), and together with Jozef's LLC, the "**Grantor**"), each having an address of 2940 West 36th Street, Chicago, Illinois 60632, party of the first part, and **RALLY INTERMODAL LLC**, a Delaware limited liability company ("**Grantee**"), having an address of P.O. Box 939, La Porte, Texas 77572-0939, party of the second part, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, the real estate situated in the County of Cook and State of Illinois and legally described on Exhibit A attached hereto (the "**Property**");

Together with all and singular the hereditaments and appurtenances belonging thereto, or in any way 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 the Grantor, either at law or in equity of, in and to the above-described Property, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Property as described above, with the appurtenances, unto the Grantee and its successors, **FOREVER**.

And the Grantor, for itself and its successors, does hereby covenant, promise and agree to and with the Grantee and its successors that the Grantor has not done or suffered to be done, anything whereby the Property hereby granted are, or may be, in any manner encumbered or charged, except for the Permitted Exceptions herein recited; and

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that it WILL WARRANT AND FOREVER DEFEND the Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

[signature page follows]

SEND FUTURE
TAX BILLS:
RALLY INTERMODAL LLC
2940 W. 56TH ST.
CHICAGO, IL 60632

Property of Cook County Clerk's Office

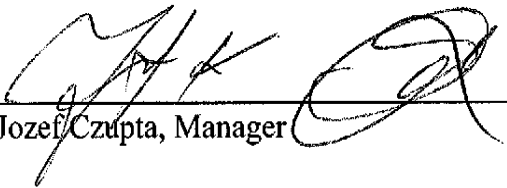
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[signature page to Special Warranty Deed]


IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents, the day and year first above written.

GRANOTR:

JOZEF CZUPTA 35TH STREET LLC,
an Illinois limited liability company

By: 
Jozef Czupta, Manager

JAN CZUPTA 35TH STREET LLC,
an Illinois limited liability company

By: 
Jan Czupta, Manager

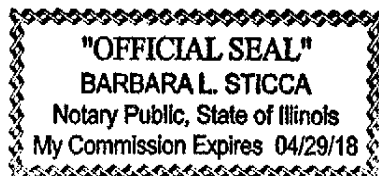
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Jozef Czupta, as manager of **Jozef Czupta 35th Street LLC**, an Illinois limited liability company, and Jan Czupta, as manager of **Jan Czupta 35th Street LLC**, an Illinois limited liability company, together as Grantor, 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 acknowledged that they signed and delivered such instrument as their own free and voluntary acts and as the free and voluntary acts of the Grantor, all for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 27 day of June, 2017.


Notary Public

My Commission expires:
4-29-18



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Exhibit A

Legal Description

PARCEL 1:

A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST 35TH STREET IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 36, WITH THE WEST LINE OF SOUTH CAMPBELL AVENUE IN SAID CITY, AS DEDICATED SEPTEMBER 1, 1904 (NOW VACATED), PRODUCED NORTH; THENCE WEST ALONG THE NORTH LINE OF SAID WEST 35TH STREET, 1126.76 FEET FOR A POINT OF BEGINNING; THENCE NORTH ALONG A LINE AT RIGHT ANGLES TO THE NORTH LINE OF SAID WEST 35TH STREET, 250 FEET; THENCE IN A NORTHEASTERLY DIRECTION FORMING AN ANGLE OF 56 DEGREES, 06 MINUTES, 50 SECONDS DEFLECTING TO THE RIGHT WITH THE LAST DESCRIBED LINE, 54.15 FEET; THENCE NORTH ALONG A LINE FORMING AN ANGLE OF 56 DEGREES, 06 MINUTES, 50 SECONDS DEFLECTING TO THE LEFT WITH THE LAST DESCRIBED LINE, 106 FEET; THENCE WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 23 FEET; THENCE NORTH ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 94 FEET; THENCE WEST ALONG A LINE FORMING AN ANGLE OF 89 DEGREES, 56 MINUTES, 10 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTH TO WEST, 127.97 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 368.50 FEET TO THE SOUTHERLY LINE OF THE SOUTHERLY CANAL RESERVE OF THE ILLINOIS AND MICHIGAN CANAL; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF THE SOUTHERLY CANAL RESERVE OF ILLINOIS AND MICHIGAN CANAL TO ITS INTERSECTION WITH THE EAST LINE OF SOUTH CALIFORNIA AVENUE, BEING 33 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 36; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4, 170 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID NORTHEAST 1/4, 625.32 FEET TO THE NORTH LINE OF WEST 35TH STREET AFORESAID, BEING 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 36; THENCE EAST ALONG THE NORTH LINE OF WEST 35TH STREET, 504.86 FEET TO THE POINT OF BEGINNING, PART OF WHICH IS NOW KNOWN AS LOTS 1 AND 3 IN CAMPBELL SOUP COMPANY'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR ROADWAY PURPOSES FOR THE BENEFIT OF PARCEL 1, CREATED BY GRANT OF EASEMENT FROM CORNER REALTY CO., INC., A CORPORATION OF ILLINOIS TO MIDWEST INDUSTRIAL PROPERTIES COMPANY, A LIMITED PARTNERSHIP OF NEW YORK, BY THE INSTRUMENT DATED DECEMBER 10, 1957 AND RECORDED MARCH 13, 1958 AS DOCUMENT 17154966 OVER PARCEL OF LAND SHOWN AS EASEMENT 1" ON THE PLAT ATTACHED TO THE AFORESAID INSTRUMENT AND MADE A PART THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SOUTHERLY CANAL RESERVE OF ILLINOIS AND MICHIGAN CANAL AND THE EAST LINE OF SOUTH CALIFORNIA AVENUE (BEING A LINE 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36); THENCE SOUTH ALONG THE EAST LINE OF SOUTH CALIFORNIA AVENUE, A DISTANCE OF 26.93 FEET; THENCE NORTHEASTERLY ALONG A LINE 25 FEET SOUTHEASTERLY OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SOUTHERLY CANAL RESERVE TO ITS INTERSECTION WITH A LINE, 625.32 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF WEST 35TH STREET (BEING A LINE 33 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36); THENCE WEST ALONG SAID LAST MENTIONED PARALLEL LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Address: 2750 W. 35th Street, Chicago, Illinois 60632

PINs: 16-36-200-030-0000;
16-36-200-032-0000;
16-36-200-034-0000; and
16-36-200-039-0000.

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Exhibit B

List of Permitted Exceptions

1. General real estate taxes for 2017 and subsequent years;
2. Rights of tenants in possession under those certain unrecorded leases, as tenants only and with no rights or options to purchase;
3. Terms, conditions and limitations contained in the No Further Remediation Letter issued by the Illinois Environmental Protection Agency and recorded December 12, 2006, as document 0634618048; and
4. Non-exclusive perpetual easement described in Parcel 2 of the legal description of the Property.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Jan Czupta, Manager of Jan Czupta 35th Street, LLC, an Illinois _____, being duly sworn on oath, states that _____ limited liability company
the _____ resides at _____ company's principal place of business is 4140 S. Oakley, Chicago, IL _____. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five 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 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 parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

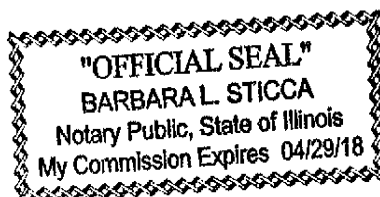
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Jan Czupta
Jan Czupta, Manager of Jan Czupta 35th Street, LLC, an Illinois limited liability company

SUBSCRIBED and SWORN to before me

this 27 day of June, 2017.

Barbara L. Sticca
Notary Public



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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK } SS.

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the resides at company's principal place of business is 4140 S. Oakley, Chicago, IL. That the
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SUBSCRIBED and SWORN to before me

this 27 day of June, 2017.

Barbara L. Sticca

Notary Public

Jozef Czupta, Manager of Jozef Czupta 35th Street, LLC, an Illinois limited liability company

