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Doc# 1720729094 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/26/2017 03:51 PM PG: 1 OF 4

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that REGAL BELOIT CORPORATION, a Wisconsin corporation, of the Village of Grafton, County of Ozaukee, State of Wisconsin ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby GRANTS and CONVEYS

to MIA PROPERTY ACQUISITIONS, LLC - 2102 NATCHEZ, an Illinois series limited liability company, having an address c/o Noah Properties, LLC, 5009 W. Montrose Avenue, Chicago, IL 60618 ("Grantee"), the following described premises situated in Cook County, Illinois:

Legal Description Attached Hereto As Exhibit A

Address of Property: 2040 and 2044 North Natchez Avenue, Chicago, IL 60707
Permanent Index Numbers: 13-31-205-08-0000; 13-31-205-083-0000

TO HAVE AND TO HOLD the said premises, together with the improvements thereon and the rights, easements, privileges and appurtenances thereunto belonging or appertaining, unto Grantee, its successors and assigns forever, subject only to the encumbrances set forth on Exhibit B attached hereto.

And Grantor, for itself and its successors, hereby warrants to Grantee, its heirs and assigns, only that: (1) Grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner, encumbered; and (2) Grantor will forever defend the said premises against all persons lawfully claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, this 19th day of July, 2017.

REGAL BELOIT CORPORATION, a Wisconsin corporation

By:

Name: Charles A. Hinrichs

Its: Vice President & Chief Financial Officer

K5
First American Title Order # MS 714301-1
1 of 1

REAL ESTATE TRANSFER TAX		25-Jul-2017
	CHICAGO:	15,262.50
	CTA:	6,105.00
	TOTAL:	21,367.50 *

13-31-205-081-0000 | 20170701691414 | 1-490-843-072

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

REAL ESTATE TRANSFER TAX		25-Jul-2017
	COUNTY:	1,017.50
	ILLINOIS:	2,035.00
	TOTAL:	3,052.50

13-31-205-081-0000 | 20170701691414 | 2-027-713-984

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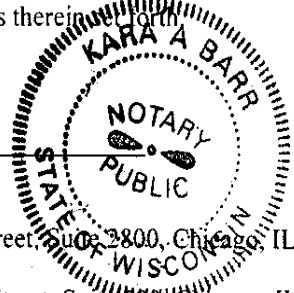
State of WISCONSIN)
) SS.
County of ROCK)

I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY, that CHARLES A HINRICHS, personally known to me to be the VP & CFO of Beloit Regal Corporation, a Wisconsin corporation and 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 as such VP & CEO he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of JULY, 2017.

Commission expires July 8, 2021

Kara A Barr
NOTARY PUBLIC



This instrument prepared by: Wayne F. Osoba, Foley & Lardner LLP, 321 N. Clark Street, Suite 2800, Chicago, IL 60654-5313.

After recording mail to: Michael O'Connor, Fuchs & Roselli, Ltd., 440 W. Randolph Street, Suite 300, Chicago, IL 60606.

Send subsequent tax bills to: MIA Property Acquisitions, LLC - 2102 Natchez, c/o Noah Properties, LLC, 3009 W. Montrose Avenue, Chicago, IL 60618.

Property of Cook County Clerk's Office

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EXHIBIT A

LOTS 1, 4 5, 6 AND 7 IN UNO-NATCHEZ AVENUE SCHOOL BUILDING PARCEL SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2017 AS DOCUMENT NUMBER 1716439098, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 13-31-205-081-0000; 13-31-205-083-0000

Address of Real Estate: 2040 and 2044 N. Natchez Avenue, Chicago, IL 60707

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

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EXHIBIT E

Permitted Exceptions

1. General real estate taxes for the year 2017 and subsequent years
2. Plat of West Grand Avenue Industrial District Subdivision recorded February 13, 1929 as Document 10282726 and Instrument recorded October 14, 1929 as Document 10504952.
3. Instrument dated September 3, 1930 recorded as Document 10739487.
4. Instrument dated July 14, 2015 as Document 1519519152.
5. Plat of Uno-Natchez Avenue School Building Parcel Subdivision recorded June 13, 2017 as Document 1716439098.
6. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.

Property of Cook County Clerk's Office