THIS DOCUMENT WAS PREPARED TO FFICIAL COPY

Jeremy E. Reis, Esq. Ruttenberg Gilmartin Reis LLC 1101 W. Monroe Street, Suite 200 Chicago, Illinois 60607

Notary Public employed by law firm of Ruttenberg Gilmartin Reis LLC

AFTER RECORDING MUST BE RETURNED TO:

CLOWANTES, CHITT APPRICE.C.



0oc# 1720929055 Fee ≸44.00

₹HSP FEE:S9.00 RPRF FEE: \$1.00

CAREN A. YARBROUGH

TOOK COUNTY RECORDER OF DEEDS

JATE: 07/28/2017 11:11 AM PG: 1 OF 4

1600003 234010

SPECIAL WARRANTY DEED

THIS INDENTURE made this 25th day of July, 2017 between BASECAMP OLD IRVING PARK LLC, an Illinois limited liability company ("GRANTOR") created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having an office at 2020 N. California Avenue, Suite 7, Box 197, Chicago, Illinois olo47 and A & SL CONSTRUCTION, INC., an Illinois corporation, ("GRANTEE").

WITNESSETH, that, Grantor, for and 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, has granted, bargained and sold and conveyed, and by these presents does grant, bargain and sell to Grantee, and its successors and assigns forever, that certain land, situate, lying and being in the County of Cook, State of illinois commonly known as:

3638 N. KENNETH AVE.	CHICAGO, ILLINOIS 60641) 24
3636 N. KENNETH AVE.	CHICAGO, ILLINOIS 60641	→ 25
3634 N. KENNETH AVE.	CHICAGO, ILLINOIS 60641	→ 26
3630 N. KENNETH AVE.	CHICAGO, ILLINOIS 60641	→ 28
4401 W. WAVELAND AVE.	CHICAGO, ILLINOIS 60641	→ 41

And being more particularly described in **Exhibit A** attached hereto and made a part hereof (the "**Property**").

TOGETHER WITH all tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

AND SUBJECT ONLY TO those matters as contained in Exhibit B attached hereto and made a part hereof.

Br

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TO HAVE AND TO HOLD the Property, with the appurtenances, in fee simple, unto Grantee, its successors and assigns, to its own proper use and benefit forever.

AND GRANTOR, for itself and for its successors and assigns, does specially warrant the title to the Property and will defend the same against the lawful claims (other than those set forth on Exhibit B) of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written.

BASECAMP OLD IRVING PARK LLC, an Illinois limited liability company

RANQUIST PARTNERS LLC, an Illinois limited liability

company, its manager

By:

Jeremy E. Reis Its: Authorized Signatory

Opon Op STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a notary public in and for said Count, in the State aforesaid, DO HEREBY CERTIFY, that Jeremy E. Reis, Authorized Signatory of RANQUIST PARTNERS LLC, the manager of BASECAMP OLD IRVING PARK LLC, an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me wis day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this July 25, 2017.

OFFICIAL SEAL Public - State of Illinois Commission Expires of 18 2017

THIS INSTRUMENT WAS PREPARED BY: Ruttenberg Gilmartin Reis LLC, 1101 W. Monroe Street, Suite 20%, Chicago, Illinois 60607

Send Subsequent Tax Bills To:

REAL ESTATE TRANSFER TAX

26-Jul-2017 CHICAGO: 4.350.00 CTA: 1,740.00

TOTAL: 6,090.00 *

13-22-125-003-0000 | 20170701694712 | 0-861-836-736

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

REAL ESTATE	TRANSFER TAX		28-Jui-2017
	A STATE OF THE PARTY OF THE PAR	COUNTY:	290.00
	SAL	ILLINOIS:	580.00
		TOTAL:	870.00

| 20170701694712 | 0-606-711-232 13-22-125-003-0000

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LEGAL DESCRIPTION OF PARCEL

LOT(S) 24, 25, 26, 28 AND 41 IN BASECAMP OLD IRVING PARK RESUBDIVISION BEING A RESUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 2016 AS DOCUMENT NUMBER 1614715044, IN COOK COUNTY, ILLINOIS.

CONTAINING:

LOT 24 --- 1,892 SQ. FT. OR 3.04 ACRES MORE OR LESS.

LOT 25 --- 1,892 SQ. FT. OR 0.04 ACRES MORE OR LESS.

LOT 26 --- 1,892 SQ. FT. OR 0.04 ACRES MORE OR LESS.

LOT 28 --- 2,903 SQ. FT. OR 0.07 ACRES MOVE OR LESS.

LOT 41 --- 2,370 SQ. FT. OR 0.05 ACRES MORE CALESS.

COMMONLY KNOW AS:

3638 N. KENNETH AVE.	CHICAGO, ILLINOIS 606/1	→	24
3636 N. KENNETH AVE.	CHICAGO, ILLINOIS 60641	\bigcirc	25
3634 N. KENNETH AVE.	CHICAGO, ILLINOIS 60641	(D)	26
3630 N. KENNETH AVE.	CHICAGO, ILLINOIS 60641	→ T	28
4401 W. WAVELAND AVE.	CHICAGO, ILLINOIS 60641	→	41

TAX PARCEL IDENTIFICATION NUMBER(S):

13-22-125-003-0000	13-22-125-004-0000	13-22-125-005-0000
13-22-125-006-0000	13-22-125-007-0000	13-22-125-012-0000

13-22-125-045-0000

(UNDIVIDED PARCEL AFFECTS PROPERTY IN QUESTION AND OTHER LAND)

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EXCEPTIONS TO TITLE

- 1. real estate taxes for 2nd Installment of 2016 and subsequent years;
- 2. special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- 3. the Declaration, including all amendments and exhibits attached thereto;
- 4. terms, provisions and conditions as contained within the Ordinance dated April 20, 2016 and recorded May 26, 2016 as Document 1614715043 pertaining to construction of public ways within Basecamp Old Irving Park Resubdivision;
- 5. Plat of Subdivision of Basecamp Old Irving Park Resubdivision recorded May 26, 2016 as Document Number 16147!504, in Cook County, Illinois;
- 6. public, private and utility easements including shared ingress and egress easements with neighboring parcels recorded at any time prior to Closing (as hereinafter defined) including any easements established by or implied from the Declaration, or amendments thereto or the Plat;
- 7. covenants, conditions, agreements, building lines and restrictions of record;
- 8. applicable building and zoning laws, statutes, ordinances and restrictions;
- 9. title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed;
- 10. matters over which the Title Company (as hereinafter defined) is willing to insure;
- 11. acts done or suffered by the Purchaser or anyone claiming by, through or under the Purchaser;
- 12. Purchaser's mortgage, if any;
- 13. Terms, provisions, conditions and restrictions easements established by Covenant by Basecamp Old Irving Park LLC, an Illinois limited liability company recorded December 31, 2015 as Document Number 1536529011, as amended by the Amended and Restated Covenant recorded March 11, 2016 as document 1607145052 and as further amended from time to time, regarding mainter ance and repair of common sewer lines and water main lines. Note: Affects Lots 1-5, 6-12, 27-28 and 29-31.
- 14. Terms, provisions, conditions and restrictions, easements established by Covenant by Basecamp Old Irving Park LLC, an Illinois limited liability company recorded January 7, 2016 as Document Number 1600717024, as amended from time to time, regarding the operation and maintenance of grounds to provide on-site storm water retention in open areas and across private yards.
- 15. A Letter of No Further Remediation recorded April 26, 2016 as Document Number 1611713070 issued by the Illinois Environmental Protection Agency for the property located at 3670-3720 North Milwaukee Avenue stating previous issues have been resolved and terms, provisions and conditions as to use limitations regarding the premise involved as further described in said letter. and
- 16. Grant dated October 8, 1991 and recorded October 18, 1991 as document 91547420 made by Riddell Inc. to Peoples Gas Light & Coke Co. Note: Affects Parcel 1.