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This document prepared by,
and when recorded return to:

Darrin S. Forbes, Esq.
Neal, Gerber & Eisenberg LLP
2 North LaSalle Street, Suite 1700
Chicago, Illinois 60602

Doc# 1730329069 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/30/2017 03:54 PM PG: 1 OF 6

Mail Tax Statements to:

Nakoma Transition LLC
8455 S. 77th Avenue
Bridgeview, Illinois 60455

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, CA ACQUISITION, LLC d/b/a CHICAGO AEROSOL, an Illinois limited liability company ("Grantor") does hereby grant, bargain, sell, transfer and convey to NAKOMA TRANSITION LLC, an Illinois limited liability company ("Grantee"), the following described real property (the "Property") situated in Cook County, Bridgeview, Illinois, together with all buildings, structures, fixtures, improvements, equipment, plumbing, air conditioning, heating, ventilating, mechanical, electrical and utility systems, signs and light fixtures, doors, windows, fences, parking lots, walks and walkways, any land lying in the beds of any streets, roads or avenues, open or proposed, public or private, all easements, rights, licenses, privileges, rights-of-way, mineral rights, air and other development rights, rights of ingress and egress, and each and every other type of physical improvement located at, on or affixed to the Property to the fullest extent such items constitute or can be construed as realty under the laws of the state of Illinois:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: covenants, conditions and restrictions of record, general real estate taxes not yet due and payable, existing leases and matters of survey.

TO HAVE AND TO HOLD the Property and unto Grantee's successors and assigns forever, Grantor hereby covenanting that Grantor will warrant and defend the title to the Property unto Grantee and Grantee's successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under Grantor, but not otherwise.

[Remainder of Page Intentionally Left Blank.]

REAL ESTATE TRANSFER TAX

31-Oct-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

18-36-306-005-0000

| 20171001643668 | 0-446-566-432

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 24th day of October, 2017.

GRANTOR:

CA ACQUISITION, LLC d/b/a CHICAGO AEROSOL, an Illinois limited liability company

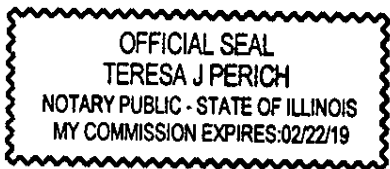
By: 
Name: Matthew Spagat
Title: Manager

STATE OF ILLINOIS)
)
COUNTY OF COOK)

On October 24, 2017 before me, a notary public in and for County and State aforesaid, personally appeared Matthew Spagat, the Manager of Grantor, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he executed the same as her/his free and voluntary act as such Manager on behalf of the company.

WITNESS my hand and official seal.

Signature of Notary





This transfer is exempt under the provisions of Paragraph (e), Section 31-45 of the Real Estate Transfer Law.

NAKOMA TRANSITION LLC, an Illinois limited liability company

By: _____
Name: Walter Bransen
Title: Manager

Date: October 24, 2017

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 24th day of October, 2017.

GRANTOR:

CA ACQUISITION, LLC d/b/a CHICAGO
AEROSOL, an Illinois limited liability company

By: _____

Name: Matthew Spagat

Title: Manager

STATE OF ILLINOIS)
)
COUNTY OF COOK)

On October 24, 2017 before me, a notary public in and for County and State aforesaid, personally appeared Matthew Spagat, the Manager of Grantor, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he executed the same as her/his free and voluntary act as such Manager on behalf of the company.

WITNESS my hand and official seal.

Signature of Notary

This transfer is exempt under the provisions of Paragraph (e), Section 31-45 of the Real Estate Transfer Law.

NAKOMA TRANSITION LLC, an Illinois
limited liability company

By: Walter Bransen

Name: Walter Bransen

Title: Manager

Date: October 24, 2017

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 1,391.0 FEET NORTH OF THE SOUTH LINE OF SECTION 36; THENCE EAST ALONG A LINE PERPENDICULAR TO LAST DESCRIBED COURSE 33 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ALSO THE NORTHWEST CORNER OF PROPERTY CONVEYED TO ELIZABETH J. OLSON BY DEED RECORDED DECEMBER 10, 1965 AS DOCUMENT 19680315; THENCE NORTH ALONG A LINE 33.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, 400.0 FEET; THENCE EAST ALONG A LINE PERPENDICULAR TO LAST DESCRIBED COURSE TO THE WEST RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY 400.0 FEET TO THE NORTHEAST CORNER OF SAID LANDS CONVEYED TO ELIZABETH J. OLSON; THENCE WEST ALONG THE NORTH LINE OF SAID LANDS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. ALSO

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM INDIANA HARBOR BELT RAILROAD COMPANY, A CORPORATION OF INDIANA, TO ROBERT K. WOLF DATED MAY 12, 1967 AND RECORDED JULY 20, 1967 AS DOCUMENT 20203651 FOR INGRESS AND EGRESS OVER THAT PART OF THE WEST 33 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF 83RD STREET AND NORTH OF THE NORTH LINE OF 87TH STREET, IN COOK COUNTY, ILLINOIS.

Property Address: 8455 S. 77th Avenue, Bridgeview, Illinois 60455

PIN: 18-36-306-005-0000

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STATEMENT BY GRANTOR AND GRANTEE

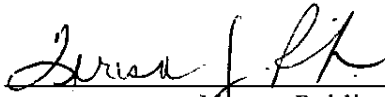
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: October 24, 2017

Signature: CA ACQUISITION, LLC d/b/a
CHICAGO AEROSOL

By: 
Name: Matthew Spagat
Title: Manager

SUBSCRIBED and SWORN to
before me this 24th day of October, 2017.


Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: October ____, 2017

Signature: NAKOMA TRANSITION LLC

By: _____
Name: Walter J. Branser

SUBSCRIBED and SWORN to
before me this ____ day of October, 2017.

Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

