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This instrument prepared by:

Michael H. Savage
Katten Muchin Rosenman LLP
525 W. Monroe Street
Chicago, IL 60661-3693

After recording return to:

Gregory M. Linde, Esq.
Nixon Peabody LLP
70 W Madison St. – Suite 3500
Chicago, IL 60602

Please send future tax bills to:

Angell Realty XII, LLC
4140 W Fullerton Ave
Chicago, IL 60639



1803245088

Doc# 1803245088 Fee \$50.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2018 04:09 PM PG: 1 OF 7

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 31st day of January, 2018 between 2300 MULLCORP, INC., an Illinois corporation ("Grantor"), and ANGELL REALTY XII, LLC, a Delaware limited liability company ("Grantee");

WITNESSETH, that for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit A attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon, together with all rights, members, easements and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple, subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit B attached hereto and made a part hereof. Grantor does hereby warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor but not otherwise, except for claims arising under and by virtue of the Permitted Exceptions. The terms "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX

01-Feb-2018



COUNTY:	933.50
ILLINOIS:	1,867.00
TOTAL:	2,800.50

15-21-202-104-0000 | 20180101692053 | 0-349-909-536

130537178v3_390139-00001

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE

Village of Broadview

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EXHIBIT A

Legal Description

THAT PART OF LOTS 41 TO 134, LOT "A", LOT "B", THE VACATED NORTH AND SOUTH ALLEY LYING EAST OF AFORESAID LOT "A", THE VACATED EAST AND WEST ALLEYS LYING SOUTH OF SAID LOTS 41 TO 55, VACATED 26TH AVENUE AND VACATED 13TH STREET AND 14TH STREET IN CUMMINGS AND FOREMAN REAL ESTATE CORPORATION HOME ADDITION IN THE NORTHWEST QUARTER OF SECTION 22 AND THE NORTHEAST QUARTER OF SECTION 21, ALL IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1926 AS DOCUMENT NUMBER 9382432, ALL TAKEN AS A TRACT DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF AFORESAID LOT "B", AND A LINE 50 FEET WEST OF (AS MONUMENTED AND OCCUPIED) AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 21; THENCE NORTH 02 DEGREES 15 MINUTES 43 SECONDS WEST ALONG SAID LINE, 334.71 FEET TO THE SOUTHEAST CORNER OF VILLAGE DRIVE DEDICATED PER DOCUMENT NUMBER 95559970;

THENCE SOUTH 87 DEGREES 47 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID VILLAGE DRIVE, 161.41 FEET TO THE SOUTHWEST CORNER OF SAID VILLAGE DRIVE; THENCE SOUTH 87 DEGREES 47 MINUTES 03 SECONDS WEST, 175.79 FEET TO THE NORTHEAST CORNER OF PROPERTY CONVEYED TO THE VILLAGE OF BROADVIEW PER DOCUMENT 24742830;

THENCE NORTHWESTERLY 39.88 FEET ALONG A CURVE, CONCAVE EASTERLY, HAVING RADIUS OF 460.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 07 DEGREES 25 MINUTES 15 SECONDS WEST 39.87 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 87 DEGREES 47 MINUTES 03 SECONDS WEST, 266.79 FEET;
 THENCE SOUTH 02 DEGREES 25 MINUTES 50 SECONDS EAST, 15.00 FEET;
 THENCE SOUTH 87 DEGREES 34 MINUTES 10 SECONDS WEST, 35.00 FEET;
 THENCE NORTH 02 DEGREES 25 MINUTES 50 SECONDS WEST, 15.34 FEET;
 THENCE SOUTH 87 DEGREES 34 MINUTES 10 SECONDS WEST, 24.89 FEET TO THE WEST LINE OF LOT A IN SAID CUMMINGS AND FOREMAN REAL ESTATE CORPORATION HOME ADDITION;
 THENCE NORTHWESTERLY 373.68 FEET ALONG A CURVE BEING THE WEST LINE OF SAID LOT A, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 716.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 26 DEGREES 38 MINUTES 09 SECONDS WEST, 369.45 FEET TO A POINT ON THE PROPERTY CONVEYED TO INDIANA HARBOR BELT RAILROAD PER DOCUMENT NUMBER 10268913;

THENCE NORTH 01 DEGREES 59 MINUTES 32 SECONDS WEST ALONG SAID LINE, 105.15 FEET TO A POINT WHICH IS 641.95 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE NORTH 88 DEGREES 01 MINUTES 08 SECONDS EAST, 299.94 FEET;
 THENCE NORTH 01 DEGREES 59 MINUTES 32 SECONDS WEST, 102.82 FEET;
 THENCE NORTH 87 DEGREES 49 MINUTES 32 SECONDS EAST 21.78 FEET;
 THENCE SOUTH 02 DEGREES 09 MINUTES 59 SECONDS EAST, 222.02 FEET;
 THENCE NORTH 87 DEGREES 50 MINUTES 18 SECONDS EAST, 23.37 FEET;
 THENCE SOUTH 02 DEGREES 09 MINUTES 59 SECONDS EAST, 223.21 FEET;
 THENCE NORTH 87 DEGREES 50 MINUTES 18 SECONDS EAST, 78.70 FEET;
 THENCE SOUTH 02 DEGREES 09 MINUTES 59 SECONDS EAST 20.06 FEET;
 THENCE NORTH 87 DEGREES 50 MINUTES 18 SECONDS EAST, 24.26 FEET;
 THENCE NORTH 02 DEGREES 09 MINUTES 59 SECONDS WEST, 20.06 FEET;
 THENCE NORTH 87 DEGREES 50 MINUTES 18 SECONDS EAST, 30.94 FEET;

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THENCE SOUTH 02 DEGREES 12 MINUTES 57 SECONDS EAST, 100.87 FEET TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property Index Numbers: 15 21 202 104 0000

Commonly Known As: 2300 S. 25th Avenue, Broadview, Illinois 60155

Property of COOK COUNTY
Recorder of Deeds
Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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EXHIBIT B

Permitted Exceptions

(2300 MULLCORP, INC., an Illinois corporation, Grantor)

1. General real estate taxes for the year(s) 2017, 2018 and subsequent years.
2. Terms, provisions and conditions contained in Lease by and between Lasalle National Bank, as Trustee, under Trust Agreement dated November 1, 1984 and known as Trust number 109131, Lessor, and Chicago Smsa Limited Partnership, an Illinois limited partnership, Lessee, dated February 23, 1987 as disclosed by a Memorandum of Lease recorded April 15, 1987 as document 87200771, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

Assignment and Assumption Agreement, dated December 1, 2000 and recorded April 18, 2001 as document 0010315185, by and between Chicago Smsa Limited Partnership and Crown Castle GT Company, LLC, a Delaware limited liability company.

Memorandum of Amendment, dated June 10, 2008 and recorded December 19, 2008 as document 0835419007, by and between Mullcorp, a Illinois corporation and Crown Castle GT Company LLC, a Delaware limited liability company.

Memorandum of Amendment, dated March 27, 2013 and recorded April 4, 2013 as document 1309457031, by and between Mullcorp, Warehouse, LLC, an Illinois limited liability company and Crown Castle GT Company LLC, a Delaware limited liability company.

3. Easement reserved in the Warranty Deed from Steber Manufacturing Company, a corporation of Illinois, to CECO Steel Products Corporation, a Corporation of Nebraska dated July 19, 1952 and recorded July 22, 1952 as document 15394557 for the purposes of constructing and maintaining a switch track etc., over the following described parcel of land:

An irregular shaped parcel of land situated in Lot 'A' etc. , described as follows: All that part of said Lot 'A' conveyed to CECO by said document 15394557 and west of a line described as follows:

Beginning at the intersection of said north line of property being conveyed by document 15394557 to CECO corporation and a line 20 feet by rectangular measurement, east of and part to said Lot 'A', thence south along said parallel line a distance of 156.90 feet; thence southeast along a straight line deflected 4 degrees 17 minutes 56 seconds from south to east to its intersection with the arc of a curve said arc being the southwesterly line of said Lot 'A' and also the northeasterly line of the triangular tract of land conveyed by Frederick Ahrens and Maria Ahrens to the Chicago, Hammond and Western Railroad Company by Warranty Deed dated April 8, 1897 and recorded April 9, 1897 in Book 6008 Page 458 as Document 2520786.

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4. Easement Agreement made by and between CECO Corporation, as grantor and Village of Broadview, as grantee recorded November 30, 1978 as document 24742831 creating an easement for maintenance of a private road over the following described land:

That part of Lots 78, 85 and 130 and that part of the vacated 26th Avenue in Cummings and Foreman Real Estate Corporation Home Addition in the Northwest 1/4 of Section 22 and the northeast 1/4 of Section 21, Township 39 North, Range 12 east of the Third Principal Meridian, being a strip of land 25 feet wide, the center line of which is described as follows:

Commencing at the intersection of the southwesterly line of Lot 'B' and a line 50 feet west at right angles from the center line of 25th Avenue in said Cummings and Foreman Subdivision aforesaid; thence north parallel with the said center line of said easement for a point of beginning; thence west at right angles from the last described line a distance of 356.98 feet, all in Cook County, Illinois.

5. A 10 foot utility easement being a strip of land 10 feet wide, the center line of which is described as follows:

Commencing at the intersection of the southwesterly line of Lot B and a line 50 feet west at right angles from the center line of 25th Avenue in Cummings and foreman subdivision; thence north parallel with the said center line of 25th Avenue, for a distance of 340.06 feet to the center line of said easement for the point of beginning; thence west at right angles from the last described line, a distance of 356.98 feet, all in Cook County, Illinois.

6. Agreement for Covenants, Conditions and Restrictions, recorded July 23, 1952 as document 15394556, made by and between Ceco Steel Products Corporation, and the terms, provisions and conditions contained therein.

7. Covenants and Restrictions contained in Deed recorded November 6, 1941 as document 1279831 relating to prohibiting the carrying on of any noxious or offensive trade or activity on the land and also prohibiting the sale of intoxicating liquor thereon.

8. Declaration of Covenants dated December 1, 1984 and recorded January 18, 1985 as document 27410869 made by John F. Kelly relating to area of the land that can be used for or occupied by factory and office buildings.

9. Access and utility easement along the South 25 feet of the land as disclosed by Lease recorded April 15, 1987 as document 87200771.

10. Possible unrecorded utility easements as disclosed by the presence on the land of Utility Poles, Overhead Wires, Transformers and Other Utility Facilities as disclosed by prior title evidence.

(Affects Parcel 1)

11. Encroachment of the Building located mainly on the land onto the property East and adjoining by approximately 0.36 feet, as disclosed by prior title evidence.

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(Affects Parcel 1)

12. Encroachment of the Fence located mainly on the land onto the property west and adjoining by approximately 1.94 feet, as disclosed by prior title evidence.

(Affects Parcel 1)

13. Encroachment of the Asphalt Pavement located mainly on the property Southeast and adjoining onto the land by approximately 3.58 feet, as disclosed by prior title evidence.

(Affects Parcel 1)

14. Possible unrecorded easements for access and egress on the property for the benefit of adjoining property owners suggested by the presence of paved roadways extending beyond the boundaries of the recorded easements noted above and leading onto adjoining property, which paved roadways are not functionally useful to the employment or enjoyment of the land in question.

(Affects Parcel 1)

15. Rights of public or quasi public utilities, the municipality, the State of Illinois, the public and adjoining owners in and to said vacated street/alley.

16. Unrecorded easements, if any, for public utilities and quasi public utilities or facilities installed in any portion of the vacated alley herein described, together with the right of ingress and egress to repair, maintain, replace or remove same.

17. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.

18. Rights of way for railroads, switch tracks or spur tracks, if any, and right of the railroad company to the use, operation, maintenance and repair of same.