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CAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/07/2018 02:30 PM PG: 1 OF 4

Chicago Dry LL, LLC
c/o Investcorp International Realty Inc.
280 Park Avenue, 36th Floor West
New York, New York 10017

THIS DOCUMENT PREPARED BY:

Matthew Cudrin, Esq.
Bryan Cave LLP
1290 Avenue of the Americas
New York, New York 10104

PERMANENT PARCEL NUMBERS:

12-22-100-118-0000

12-22-100-119-0000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into this 2nd day of March, 2018, by DB CI II LLC, a Delaware limited liability company having a mailing address at c/o Brennan Investment Group, 9450 W. Bryn Mawr, Suite 750, Rosemont, Illinois 60018 ("Grantor"), to CHICAGO DRY LL, LLC, a Delaware limited liability company, having a mailing address at c/o Investcorp International Realty Inc., 280 Park Avenue, 36th Floor West, New York, NY 10017 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents GRANT, BARGAIN, SELL and CONVEY unto Grantee FOREVER the following described real estate, situated in the City of Schiller Park and the State of Illinois, (the "Property") more particularly described as follows:

See Exhibit A attached hereto and hereby made a part hereof.

Property Address: 3838 North River Road, Schiller Park, Illinois 60176

together with, all and singular, the tenements, hereditaments, easements, rights-of-way, and appurtenances belonging or in anywise appertaining to the same, subject solely to the matters set forth on Exhibit B attached hereto.

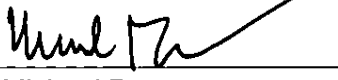
AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple, subject to the matters set forth on Exhibit B attached hereto; that Grantor has good right and lawful authority to sell and convey said real property, and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.


“GRANTOR”

DB CI II LLC, a Delaware limited liability company

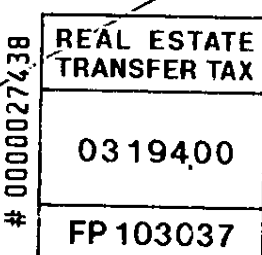
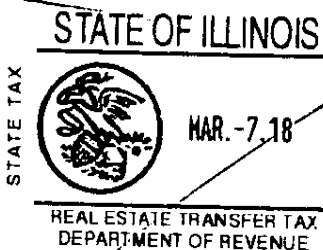
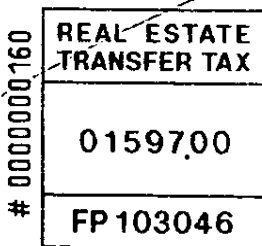
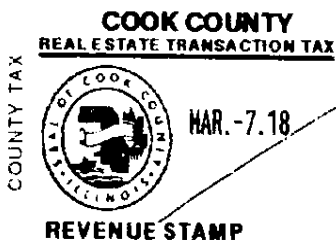
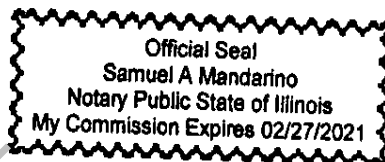
By: 
 Name: Michael Brennan
 Title: Authorized Signatory

STATE OF IL §
 COUNTY OF Cook §

On February 26, 2018, before me, the undersigned, a notary public in and for said State, personally appeared Michael W Brennan, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

, Notary Public

My Commission Expires:



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EXHIBIT A TO DEED

LEGAL DESCRIPTION OF THE LAND

THE SOUTH 20 FEET OF LOT 1, ALL OF LOT 2, THE SOUTH 20 FEET OF LOT 4 AND ALL OF LOT 5 IN KLEFSTAD'S INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE SOUTH SECTION OF ALEXANDER ROBINSON'S RESERVATION IN TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 3838 North River Road, Schiller Park, Illinois 60176

PIN(S): 12-22-100-118-0000 and 12-22-100-119-0000

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

RECORDER OF DEEDS Office

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

3838 North River Road

1. General real estate taxes for the final installment 2017 and subsequent years are a lien not yet due and payable.
2. Easement for public utilities as shown on the plat of Klefstad's Industrial Park, aforesaid, recorded May 12, 1960 as document 17853056, over the West 5 feet of Lot 1, the East 5 feet of Lot 4, the West 5 feet of Lot 2, and the East 5 feet of Lot 5.
3. Easement in, upon, under, over and along the North 5 feet (except the East 5 feet thereof) of Lot 5 of the land to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service, together with right of access to said equipment, as created by Grant to Commonwealth Edison Company and the Illinois Bell Telephone Company recorded October 31, 1963 as document 18958365.
4. Easement in, upon, under, over and along the South 5 feet of the South 20 feet of the West 50 feet of Lot 1 and the North 5 feet of the South 20 feet of Lot 4 of the land to install and maintain all equipment for the purpose of serving the land and other property with gas service together with right of access to said equipment, as created by Grant to Northern Illinois Gas Company recorded October 19, 1964 as document 19278044.
5. Rights of tenants, as tenants only, with no right to purchase, or right of first refusal to purchase under unrecorded leases.
6. Survey prepared by XCEL Consultants and coordinated by Commercial Due Diligence Services, dated 2/06/2018, last revised 3/2/2018, under Job No. 18-01-0207:013, shows the following:
 - a. Encroachment of sign over East boundary line into right-of-way of River Road
 - b. Encroachment of concrete pad over South boundary line
 - c. Encroachment of building and ramp over 10' public utility easement
 - d. Water valve, drain inlets, fire department hookup, utility poles, and manholes without apparent benefit of easement
 - e. Protrusion of sidewalk over East property line.