

UNOFFICIAL COPY

After recording, please mail to:

Kristin L. Dunlap
Horwood Marcus & Berk Chtd.
500 W. Madison Street, Ste. 3700
Chicago, Illinois 60661

Send tax bills to:

W-SF Goldfinger Owner VIII,
L.L.C.
917 W. Washington Blvd. Suite 308
Chicago, Illinois 60607
Attention: Seth L. Halpern

This instrument prepared by:

DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606
Attn: David Pryor

8986152 RK (1)

SPECIAL WARRANTY DEED

This Indenture, made this 7th day of March, 2018, between **BRIDGFORD FOODS CORPORATION**, a California corporation ("**Grantor**"), having an address of 170 N. Green Street, Chicago, Illinois 60607, Attn: Bill Bridgford, Jr., party of the first part, and **W-SF GOLDFINGER OWNER VIII, L.L.C.**, a Delaware limited liability company ("**Grantee**"), having an address of c/o Walton Street Capital, L.L.C., 900 North Michigan Avenue, Suite 1900, Chicago, Illinois 60611, Attn: Angela Lang, party of the second part, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, the real estate situated in the County of Cook and State of Illinois and legally described on Exhibit A attached hereto (the "**Property**");

Together with all and singular the hereditaments and appurtenances belonging thereto, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity of, in and to the above-described Property, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said Property as described above, with the appurtenances, unto the Grantee and its successors, FOREVER.

And the Grantor, for itself and its successors, does hereby covenant, promise and agree to and with the Grantee and its successors that the Grantor has not done or suffered to be done, anything whereby the said Property hereby granted are, or may be, in any manner encumbered or charged, except for the Permitted Exceptions herein recited; and that it WILL WARRANT AND



1807245024

Doc# 1807245024 Fee \$46.00

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

CAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/13/2018 11:01 AM PG: 1 OF 5

This space reserved for Recorder's use only.

JK

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FOREVER DEFEND, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

[signature page follows]

Property of Cook County Clerk's Office
COOK COUNTY
RECORDER OF DEEDS
COOK COUNTY
RECORDER OF DEEDS

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[signature page to Special Warranty Deed]

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents, the day and year first above written.

BRIDGFORD FOODS CORPORATION,
a California corporation

By: *William L. Bridgford*
Name: William L. Bridgford
Title: Chairman

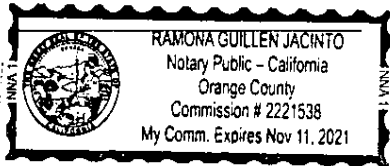
STATE OF California)
) S.
COUNTY OF Orange)


I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that William L. Bridgford, the Chairman of **BRIDGFORD FOODS CORPORATION**, a California corporation, being the Grantor in the foregoing instrument, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of the Grantor, all for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 2 day of March, 2018.

Ramona Guillen Jacinto
Notary Public



My Commission expires:



REAL ESTATE TRANSFER TAX		09-Mar-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-08-434-007-0000 | 20180201604204 | 2-065-331-744

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

REAL ESTATE TRANSFER TAX		09-Mar-2018
	COUNTY:	3,000.00
	ILLINOIS:	6,000.00
	TOTAL:	9,000.00

17-08-434-007-0000 | 20180201604204 | 1-382-397-472

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Exhibit A

Legal Description

LOTS 6, 9 AND THE NORTH 4 1/2 INCHES OF LOT 10 IN THE RESUBDIVISION OF LOTS 6 TO 13 IN BLOCK 36, IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 167 - 173 North Green Street, Chicago, Illinois 60607

PINs: 17-08-434-007-0000; and
17-08-434-008-0000.

Property of Cook County Clerk's Office

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Exhibit B

List of Permitted Exceptions

1. 2017 FINAL INSTALLMENT OF TAXES, AND SUBSEQUENT YEARS, A LIEN NOT YET DUE OR PAYABLE.
2. THOSE MATTERS DISCLOSED BY THAT CERTAIN SURVEY OF THE PROPERTY MADE BY SPACECO INC., DATED MARCH 1, 2018, JOB NO. 9346, WHICH MATTERS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - a. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND AS DISCLOSED BY OVERHEAD WIRES LOCATED IN THE NORTHEAST CORNER OF THE LAND;
 - b. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND, ONTO PROPERTY SOUTH AND ADJOINING BY .30 TO .38 FEET; AND
 - c. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO PUBLIC PROPERTY WEST AND ADJOINING BY .12 FEET.