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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/03/2018 09:53 AM PG: 1 OF 5

Mark L. Radtke
Fox Rothschild LLP
321 N. Clark St., Suite 800
Chicago, IL 60654

Send future tax bills to:
Midwest Community Bank
PO Box 689
510 Park Crest Dr
Freeport, IL 60132

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Tadeusz Kozlowski a/k/a Ted Kozlowski and Bogumila Kozlowski a/k/a Becky Kozlowski** (the "Grantors"), in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey with special warranty covenants to **MWB Development Trust #11970 dated August 28, 2007** (the "Grantee"), the following described real property and premises located in Cook County, Illinois (the "Property"):

See Exhibit A attached hereto

together with all the improvements thereon and the appurtenances thereunto belonging, which includes, without implied limitation, the following: (a) all privilege, rights, easements, hereditaments and appurtenances thereunto belonging; (b) all right, title and interest in and to any streets, alleys, ramps, passages, abutter's rights and other rights-of-way appurtenant thereto; (c) all water, mineral and other subsurface rights; and (d) all buildings, improvements, fixtures and related facilities, together with all systems, facilities, machinery, equipment and conduits to provide fire protection, security, heat, exhaust, ventilation, air conditioning, electrical power, light, plumbing, refrigeration, gas, sewer, water, communication and other services to the property herein described or any part hereof; and warrants the title to the same.

The Grantors acknowledge and agree that the conveyance of the above described premises to the Grantee is an absolute conveyance of all right, title and interest, including any equity or right of redemption, in and to the above described property in substance as well as in form and is not intended as a mortgage, trust conveyance or security instrument of any type. The Grantors and Grantee have entered into this Special Warranty Deed as required pursuant to that certain *Agreed Order Modifying Automatic Stay as to Waterside Property and Granting Related Settlement Relief* [Dkt. No. _____], entered by the U.S. Bankruptcy Court for the Northern District of Illinois in case no. 18-05523 (the "Agreed Order"). This Special Warranty Deed is not intended to reduce or extinguish, and does not reduce or extinguish, any obligations owed by A.D.K. Arms, Inc. ("ADK"), Advanced Precision Manufacturing, Inc. ("APMI") or Grantors to Midwest Community Bank. Rather, only the net sale proceeds received by Grantee from the ultimate disposition of the Property by the Grantee shall reduce the indebtedness by such amount.

It is the intention of the Grantor and the Grantee that the lien created by that certain Real Estate Mortgage (the "Mortgage") dated July 25, 2013 and recorded August 5, 2013 by the Cook County Recorder as Document No. 1321715001, and amended by that certain Modification of Mortgage dated June 2, 2017 and recorded July 20, 2017 as Document No. 1720115192, will not merge into the fee title acquired by the

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S N
M Y
SC Y
E No
INT 1/10


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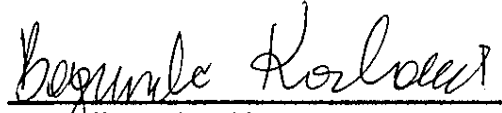
Grantee pursuant to this Special Warranty Deed. No such merger will occur until such time as the Grantee executes a written instrument specifically effecting such merger and duly records the same.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise.

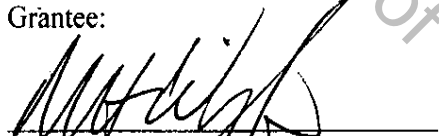
SIGNED AND DELIVERED this 22 day of 10, 2018.


Grantors:


Tadeusz Kozlowski
a/k/a Ted Kozlowski


Bogumila Kozlowski
a/k/a Becky Kozlowski



Grantee:


Mark Wright, as Co-Trustee of
MWB Development Trust #11970
dated August 28, 2007

REAL ESTATE TRANSFER TAX		28-Nov-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-10-400-043-1220 | 20181101645621 | 0-152-013-472

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		03-Dec-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-10-400-043-1220 | 20181101645621 | 1-201-277-600

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EXHIBIT A

Legal Description

TRACT I:

UNIT 2306 AND PARKING SPACE P-207, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-63, A LIMITED COMMON ELEMENT IN CHANDLER CONDOMINIUMS AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 7, EXCEPT THE EAST 16.85 FEET THEREOF (AS MEASURED PERPENDICULARLY TO THE EAST LINE OF SAID LOT 7), IN LAKE SHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0719315075 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

TRACT II:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF TRACT I, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P LLC, AND LAKESHORE EAST LLC DATED AS OF JUNE 20, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732020, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF MARCH 3, 2003 AND RECORDED MARCH 7, 2003 AS DOCUMENT NUMBER 0030322531 AND AS FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 18, 2004 AND RECORDED NOVEMBER 19, 2004 AS DOCUMENT NUMBER 0501919009 AND THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632009 AND FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632012 AND LAST AMENDED BY THE FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF OCTOBER 27, 2006 AND RECORDED NOVEMBER 9, 2006 AS DOCUMENT 0631333004 AND SUBSEQUENTLY RE-RECORDED ON FEBRUARY 9, 2007 AS DOCUMENT 0704044062.

TRACT III:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF TRACT I AS CREATED BY THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS RECORDED JULY 12, 2007 AS DOCUMENT NUMBER 0719315076 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN. ALL SITUATED IN COOK COUNTY AND THE STATE OF ILLINOIS.

Commonly known as: 450 E. Waterside Dr., Chicago, IL 60601

PIN(S): 17-10-400-043-1385 and 17-10-400-043-1220

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 10 | 22 | 2018

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

Rebecca Thiel

By the said (Name of Grantor): Tadeusz Kozlowski

On this date of: 10 | 22 | 2018

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 10 | 19 | 2018

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Rebecca Thiel

By the said (Name of Grantee): Mark Wright - Co-Trustee

On this date of: 10 | 19 | 2018

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)