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NORTH AMERICAN
TITLE COMPANY

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18-266614

Prepared by:

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Berger Law, P.C.
180 N. La Salle Street, Suite 3700
Chicago, Illinois 60601

Doc#: 1835308178 Fee: \$54.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 12/19/2018 10:35 AM Pg: 1 of 4

Dec ID 20181101632721

ST/CO Stamp 0-561-695-392 ST Tax \$2,200.00 CO Tax \$1,100.00

After Recording return to:

Couri & Couri
552 Lincoln Ave.
Winnetka, Illinois 60093
Attn: Phillip A. Couri

(For Recorder's Use Only)

SPECIAL WARRANTY DEED
(Illinois)

This SPECIAL WARRANTY DEED is made this 20th day of November, 2018, by Forte Real Estate, L.L.C., an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois ("Grantor"), having an address of 800 Custer Avenue, Suite 2, Evanston, Illinois 60202 to 818 Elm, LLC, an Illinois limited liability company, having an address c/o Osprey Capital LLC, 825 Green Bay Road, Suite 100, Wilmette, Illinois 60091 (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in the real property located in Cook County, Illinois and being more particularly described on Exhibit A attached hereto (the "Property").

This conveyance is made and accepted subject to the permitted exceptions described on Exhibit B attached hereto (collectively, the "Permitted Exceptions").

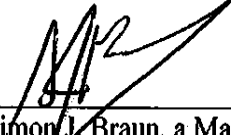
TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through or under Grantor, but not otherwise.

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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

FORTE REAL ESTATE, L.L.C.,
an Illinois limited liability company



Simon J. Braun, a Managing Member



Rebecca H. Mati, a Managing Member



Luca Mati, a Managing Member

Property of Cook County

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

REAL ESTATE TRANSFER TAX

05-Dec-2018



COUNTY:	1,100.00
ILLINOIS:	2,200.00
TOTAL:	3,300.00

03-20-212-001-0000 | 20181101632721 | 0-561-695-392

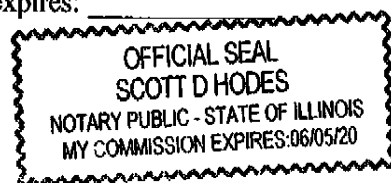
I, Scott D. Hodes a notary public in and for said County, in the State aforesaid, do hereby certify that Simon J. Braun, Rebecca H. Mati and Luca Mati, personally known to me to be all of the Managing Members of Forte Real Estate, L.L.C., an Illinois limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as all such Managing Members of Forte Real Estate, L.L.C, they signed and delivered the said instrument pursuant to authority given by the operating agreement of such Forte Real Estate, L.L.C., as their free and voluntary act and as the free and voluntary act and deed of Forte Real Estate, L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of November, 2018.



Notary Public

My Commission expires: _____



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EXHIBIT A

LEGAL DESCRIPTION

The North 111 feet of the West 27 feet of Lot 1 in Wilson and Dale's Subdivision of the North half of Block 26 in Winnetka, being Charles E. Peck's Subdivision of the Northeast quarter of Section 20 and the North half of fractional Section 21, all in Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 818 Elm Street and 523-525 Chestnut Street, Winnetka, Illinois 60093.

Permanent Index Numbers: 05-20-212-001-0000; 05-20-212-002-0000.

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

- 1) Real estate taxes not yet due and payable.
- 2) Acts done, suffered by or judgments against Purchaser.
- 3) Ordinance recorded as Document 91281167.
- 4) Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees, if any.
- 5) The following matters referenced on the ALTA/NSPS Land Title Survey made by United Survey Service, LLC dated August 23, 2018 and designated File No. 2018-26197:
 - A. Encroachment of seven canopies on the West side of the 2-story brick building located on the Land onto the public right of way of Chestnut Street West and adjoining by undisclosed amounts;
 - B. Encroachment of the canopy on the North side of the 2-story brick building located on the Land onto the public right of way of Elm Street North and adjoining by an undisclosed amount;
 - C. Adverse encroachment of the canopy on the West side of the 3-story brick building on the property East of and adjoining the Land onto the Land by an undisclosed amount.
 - D. Apparent shared concrete steps located between the Land and the property East and adjoining