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Doc#: 1912833265 Fee: \$58.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/08/2019 10:42 AM Pg: 1 of 6

THIS INSTRUMENT PREPARED BY:

Cathleen M. Keating
2215 York Road, Suite 550
Oak Brook, Illinois 60523

Dec ID 20190401640988
ST/CO Stamp 1-772-119-968 ST Tax \$2,015.50 CO Tax \$1,007.75
City Stamp 1-346-927-520

AFTER RECORDING RETURN TO:

Barack Ferrazzano Kirschbaum & Nagelberg LLP
200 West Madison Street, Suite 3900
Chicago, IL 60605
Attn: Brett Feinberg

SEND SUBSEQUENT TAX BILLS TO:

2500 Loomis Venture LLC
c/o Dayton Street Partners
350 W. Hubbard Street, Suite 222
Chicago, IL 60654

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") made this 1st day of May, 2019, between **DAN Family LLC - Series Two**, a Delaware Series limited liability company, as to an undivided 25% interest, with its principal place of business located at 7512 S. County Line Road, Burr Ridge, Illinois 60527, **TMN Family LLC - Series Two**, a Delaware Series limited liability company, as to an undivided 25% interest, with its principal place of business located at 7512 S. County Line Road, Burr Ridge, Illinois 60527, **GKN Family LLC - Series Two**, a Delaware Series limited liability company, as to an undivided 25% interest, with its principal place of business located at 7512 S. County Line Road, Burr Ridge, Illinois 60527 and **MLN Family LLC - Series Two**, a Delaware Series limited liability company, as to an undivided 25% interest, with its principal place of business located at 7512 S. County Line Road, Burr Ridge, Illinois 60527 (collectively, "**Grantor**") and **2500 Loomis Venture LLC** ("**Grantee**"), a Delaware limited liability company, with its principal place of business located at c/o Dayton Street Partners, 350 W. Hubbard Street, Suite 222, Chicago, Illinois 60654, for and in consideration of the sum of Ten Dollars and No/100, together with other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged does hereby CONVEY AND WARRANT unto Grantee and to Grantee's successors and assigns, forever, the real estate situated in the City of Chicago, County of Cook and State of Illinois, legally described on Exhibit A attached hereto (the "**Property**"), subject only to those Permitted Exceptions set forth on Exhibit B attached hereto.

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TO HAVE AND HOLD THE Property unto Grantee, together with Grantee's successors and assigns in fee simple forever. Grantor covenants, promises and agrees, to and with Grantee that Grantor has not created, done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered and/or charged; Grantor does hereby bind itself and its successors and warrant and forever defend the Property unto Grantee and Grantee's successors and assigns against all persons lawfully claiming, to claim the same and/or an part thereof.

Common Address of Property: 2500 S. Loomis, Chicago, Illinois 60608.

Permanent Index Numbers for Property: 17-29-101-052-0000; 17-29-101-045-0000

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Manager, the day and year first above written.

DAN FAMILY LLC, SERIES TWO

TMN FAMILY LLC, SERIES TWO



By: Thomas S. Nelson
Its: Manager

By: Thomas S. Nelson
Its: Manager


GKN FAMILY LLC, SERIES TWO

MLN FAMILY LLC, SERIES TWO





By: Thomas S. Nelson
Its: Manager

By: Thomas S. Nelson
Its: Manager

REAL ESTATE TRANSFER TAX		02-May-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-29-101-052-0000 | 20190401640988 | 1-346-927-520

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

REAL ESTATE TRANSFER TAX		02-May-2019
	COUNTY:	1,007.75
	ILLINOIS:	2,015.50
	TOTAL:	3,023.25

17-29-101-052-0000 | 20190401640988 | 1-772-119-968

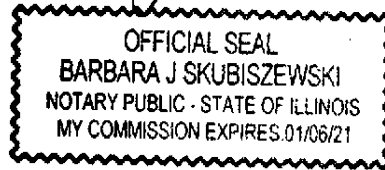
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STATE OF ILLINOIS }
 }
 } SS.
 COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT THOMAS S. NELSON, being the Manager of DAN FAMILY LLC - SERIES TWO, TMN FAMILY LLC - SERIES TWO, GKN FAMILY LLC - SERIES TWO, AND MLN FAMILY LLC - SERIES TWO, all Delaware Series limited liability companies, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day, in person, and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, on behalf of said limited liability companies for the purposes therein set forth.

Given under my hand and notarial seal this 1st day of May, 2019.

Barbara Skubiszewski
 Notary Public



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EXHIBIT A

DESCRIPTION OF REAL ESTATE

2500 S. Loomis, Chicago, Illinois

Lots Eleven (11), Twelve (12) and Thirteen (13) (except part of said lots conveyed to Sanitary District of Chicago by Warranty Deed dated November 20, 1902 and recorded on January 9, 1903 in Book 8125 Page 358, as Document 3340425) in the Resubdivision of Lots One Hundred Seventy-two (172) to One Hundred Seventy-four (174) both inclusive and Lots Eleven (11) to Nineteen (19) both inclusive in Green's South Branch Addition to Chicago; Also Lots Fourteen (14) and One Hundred Seventy-four (174) in the Resubdivision of Lots One Hundred Seventy Two (172) to One Hundred Seventy Four (174) both inclusive and Lots Eleven (11) to Nineteen (19) both inclusive in Green's South Branch addition to Chicago; Also, All that part of Stetson's Canal adjoining the lots hereinabove described to the center line of said Canal and the land thereunder; Also, that part of Loomis Street adjoining said lots lying Westerly of the center line thereof and Easterly of said lots; all in the North West Fractional Quarter (NW Fracl ¼) of Section Twenty-nine (29), Township Thirty-nine (39) North, Range Fourteen (14), East of the Third Principal Meridian, in Cook County, Illinois.

P.I.Ns.: 17-29-101-052-0000; 17-29-101-045-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for the 2018 final installment, year 2019 and subsequent years, a lien not yet due and payable.
2. Reservation contained in the certificates attached to the plat of Greene's South Branch Addition aforesaid, recorded June 17, 1856 in Book 98 of Maps, page 70 as document 72190, and re-recorded March 31, 1875 as document 20484, and included in sundry deeds in the chain of title, of the right to lay down and maintain one or more railroad tracts in the streets laid out in said addition together with all switches, turnouts, and turntables and to extend all or any of the canals designated in said Addition north to south which was for the benefit of land and in other lots south of 22nd Street and north of the Chicago River and for the maintenance and upkeep thereof.
3. Covenants and agreements relating to the expense of keeping the center 50 feet of Stetson's Canal throughout the whole length of said canal dredged to a depth below low water mark, also relating to repairs on said canal, which charge is to each owner of a lot of his prorata proportion of cost of repairs and dredging, which may be a lien enforced on such lot as set forth in agreement dated November 29, 1886 appended to a deed in trust dated November 29, 1886 and recorded January 24, 1887 in Book 2029 on page 165 as document 792445 conveying property not now in question.
4. Rights of the municipality, the State of Illinois, the public, and adjoining owners in and to that part of the Land falling in South Loomis Street Bridge and Viaduct and approaches, as disclosed by release agreement made by and between Gordon and Donald Nelson and the City of Chicago recorded March 26, 1975 as document 23031651.
5. Grant to the City of Chicago to enter upon the Land for the purpose of performing any construction work required for the South Loomis Street Bridge and Viaduct and approaches as created in release agreement recorded March 26, 1975 as document 23031651.
6. Covenants, conditions and restrictions contained in instrument recorded December 14, 1965 as document 19683147 relating to the installation of temporary sewer and sewage unit.
7. Right of way grant recorded February 24, 1993 as document 93142363 to Commonwealth Edison Company, to construct, operate, use, replace and repair overhead electrical and communication transmission lines, together with one tower, together with the right to cut down or trim trees and with right of access thereto and the terms and provisions contained therein.
8. No Further Remediation Letter from the Illinois Environmental Protection Agency recorded May 11, 1999 as document 99455613.

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9. Rights of the public, the State of Illinois and the municipality in and to that part of the Land falling in Loomis Street.
10. Rights of the public or quasi-public utilities in and to that part of the Land falling in Loomis Street.
11. Rights of the United States of America, Sanitary District, the State of Illinois, the City of Chicago and the public in and to that part of the Land falling in or bordering upon the South Branch of the Chicago River and Stetson Canal for navigation, docking and all privileges incident thereto, with right of control of the same and to the free and unobstructed flow of the waters of the Chicago River.
12. Rights of tenants as tenants only as listed below under unrecorded leases and such tenants have no right of first refusal or option to purchase:
 - a. Industrial Building Sublease dated 10/16/2017 between J & M Trucking (Lessee) and 815 Pallets Inc. (Lessor)
 - b. Industrial Building Lease dated 10/04/2017 between 815 Pallets Inc. (Lessee) and Arthur E. Nelson LLC (Lessor)

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