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Joc# 1917506117 Fee \$88.00

CHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/24/2019 11:27 AM PG: 1 OF 5

PREPARED BY:
Adam K. Feldman
Torrence Complex LP
355 South Teller Street, Suite 210
Lakewood, CO 80226

RECORD AND RETURN TO:
Vault Chicago Dialysis LLC
1750 S. Telegraph Rd., Suite 310
Bloomfield Hills, MI 48302
Attention: Adam Jahmke

SEND SUBSEQUENT TAX BILLS TO:
Vault Chicago Dialysis LLC
1750 S. Telegraph Rd., Suite 310
Bloomfield Hills, MI 48302
Attention: Adam Jahmke

PIN: 26-07-312-011-0000, 26-07-312-008-0000, 26-07-312-009-0000, 26-07-312-010-0000, 26-07-312-014-0000
Property Address: 10559 S. Torrence Ave, Chicago, IL 60617

SPECIAL WARRANTY DEED ②

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of the 17th day of June, 2019, is between **TORRENCE COMPLEX LP**, a Texas limited partnership ("Grantor"), and **VAULT CHICAGO DIALYSIS LLC**, a Michigan limited liability company ("Grantee"), whose legal address is 1750 S. Telegraph Rd., Suite 310, Bloomfield Hills, MI 48302.

WITNESSETH, That Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, situate, lying and being in Cook County, Illinois, and described on **Exhibit A** attached hereto and incorporated herein by this reference.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained property, with the hereditaments, easements, appurtenances, and with all of Grantor's interest, if any, in and to any and all water, ditches, wells, reservoirs and drains and all water, ditch, well, reservoir and drainage rights which are appurtenant to, located on, now or hereafter acquired under or above or used in connection with the property (collectively, the "Property").

TO HAVE AND TO HOLD the said Property above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, it is well seized of the Property above conveyed, has good title in fee simple and that the same are free and



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clear from all former and other grants bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature so ever, except those matters set forth on **Exhibit B**, attached hereto and incorporated herein by this reference.

The Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

REAL ESTATE TRANSFER TAX		21-Jun-2019
	COUNTY:	700.00
	ILLINOIS:	1,400.00
	TOTAL:	2,100.00
26-07-312-011-0000 20190601608358 1-495-691-360		

REAL ESTATE TRANSFER TAX		21-Jun-2019
	CHICAGO:	10,500.00
	CTA:	4,200.00
	TOTAL:	14,700.00 *
26-07-312-011-0000 20190601608358 2-027-974-752		
* Total does not include any applicable penalty or interest due.		

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

The South 5 feet of Lot 15 and Lots 16 to 23, both inclusive, in Block 52 in Notre Dame Addition to South Chicago, said addition being a subdivision of the South 3/4 of Fractional Section 7, Township 37 North, Range 15 East, of the Third Principal Meridian (lying South of the Indian boundary line), in Cook County, Illinois.

Parcel 2:

All that part of the North South 20 foot public alley lying East of the East line of the South 5 feet of Lot 15 and Lots 16 to 23, both inclusive, lying West of a line 20 feet East of and parallel to the East line of Lots 15 to 23, both inclusive; lying South of the Easterly extension of the South line of the North 20 feet of Lot 15 and lying North of the Easterly extension of the South line of Lot 23 all in Block 52 in Notre Dame Addition to South Chicago, being a subdivision of the South 3/4 of Fractional Section 7, Township 37 North, Range 15 East, of the Third Principal Meridian, in Cook County, Illinois.

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EXHIBIT B

PERMITTED ENCUMBRANCES

(All references are to the Official Records of Cook County, Illinois)

1. Real estate taxes and assessments for the calendar year 2019 and subsequent years, which are not yet due or payable.
2. Any and all matters that would be disclosed by an accurate and complete land survey of the Property.
3. Any liens created, suffered or granted by Grantee as part of any financing loans it has created to purchase and/or improve the Property, or as part of any activities it or its agents, contractors or employees have conducted relating to the Property through the time of recordation of this Deed.
4. Rights of Fresenius Medical Care South Deering, LLC, a Delaware limited liability company d/b/a Fresenius Kidney Care South Deering, as a tenant only, under an unrecorded lease agreement dated May 6, 2011 with Grantor, as landlord, and all amendments thereof, as assigned to and assumed by Grantee contemporaneously herewith.
5. Terms, conditions and provisions of Ordinance No. -- entitled Vacation of part of public alley recorded August 15, 1994 as Document No. 94723458.
6. Rights of the Municipality, the State of Illinois, the Public, and the owners of adjoining land in and to that portion of the Property falling within the vacated alley.
7. Rights of public or quasi-public utilities, if any, in said vacated alley for the maintenance therein of poles, conduits, sewers, etc.
8. Easement in favor of Commonwealth Edison Company, Ameritech and Chicago Cable T.V. for pole lines, conduits and maintenance purposes reserved in Ordinance recorded as Document No. 94723458, recorded on August 15, 1994, and the terms and conditions thereof.
9. Easement in favor of The Peoples Gas Light and Coke Company for the installation, maintenance, repair, relocation, removal and renewal of gas mains granted by Document No. 1903819029 on February 7, 2019, and the terms and conditions thereof.
10. Terms, conditions and provisions of Ordinance No. 95113 entitled Chicago Authorizing Establishment of Enterprise Zone recorded April 28, 2016 as Document No. 1611910115.
11. Rights of the public and any governmental unit in any part of the Property taken, deeded or used for street, road or highway purposes.