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PREPARED BY: 2 of 6  
Jennifer Wadland, Esq.  
IRC Retail Centers LLC  
814 Commerce Drive, Suite 300  
Oak Brook, IL 60523



Doc# 1925534067 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/12/2019 12:07 PM PG: 1 OF 6

RETURN TO:  
Nader R. Ghosheh, Esq.  
Much Shelist, P.C.  
2 Park Plaza Suite 1075  
Irvine, California 92614

## SPECIAL WARRANTY DEED

This Indenture, made as of the 10 day of September, 2019, between **PULASKI PROMENADE, LLC**, a Delaware limited liability company ("Grantor") and **GOOD KOZ, LLC**, a California limited liability company ("Grantee"), as grantee, having a mailing address 32 Edelman, Irvine, California 92618. WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged pursuant to authority given by Grantor, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto Grantee, FOREVER, all the following described real estate, situated in the County of Cook, and State of Illinois, known and described as follows (hereinafter referred to as the "Subject Property") to wit:

[See legal description attached as Exhibit "A"]

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

**TO HAVE AND TO HOLD** the Subject Property, with the appurtenances, unto Grantee, its successors and assigns, forever.

**PERMANENT REAL ESTATE INDEX NUMBER:** part of 19-03-201-004-0000 and 19-03-201-047-0000

**ADDRESS OF REAL ESTATE:** 4100 S. Pulaski Road, Chicago, Illinois 60632

And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, for itself and its successors, that it has not done or suffered to be done, anything whereby the Subject Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and defend the Subject Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the following (hereinafter, collectively, the "Permitted Exceptions"):

S X  
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1. General real estate taxes against the Subject Property as are not due and payable on the date of delivery of this deed;
2. Those matters identified on Exhibit "B" attached hereto and made a part hereof; and
3. Acts done or suffered by Grantee and any person or entity claiming by, through or under Grantee.

Grantor affirms, under penalties of perjury, that Grantor has taken reasonable care to redact each Social Security number in this document, unless required by law.

**[Signature on following page]**

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of the 10 day of September, 2019.

GRANTOR:

Pulaski Promenade, LLC  
a Delaware limited liability company

By: IRC Pulaski Promenade, L.L.C.  
a Delaware limited liability company,  
its manager

By: IRC Retail Centers LLC,  
a Delaware limited liability company,  
its manager

By:   
Name: D. Scott Carr  
Its: Chief Executive Officer

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF DUPAGE )

I, Jill C. Verbeke a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT D. Scott Carr, Chief Executive Officer of IRC Retail Centers LLC, a Delaware limited liability company, the manager of IRC Pulaski Promenade, L.L.C., a Delaware limited liability company, the manager of Pulaski Promenade, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing **SPECIAL WARRANTY DEED**, appeared before me this day in person and acknowledged that he signed and delivered the said document on behalf of the limited liability company and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5<sup>th</sup> day of September, 2019.

MAIL FUTURE TAX BILLS TO:

  
Notary Public

Good KOZ, LLC  
32 Edelman  
Irvine, California 92618



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## EXHIBIT A TO SPECIAL WARRANTY DEED



### Legal Description


#### PARCEL 1:

LOT 4 IN PULASKI PROMENADE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE, IN TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 2019 AS DOCUMENT 1916516052, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL RIGHTS DATED SEPTEMBER 10, 2019 AND RECORDED September 12, 2019 AS DOCUMENT NUMBER 1925534066 MADE BY PULASKI PROMENADE, LLC FOR THE PURPOSE OF ACCESS, INGRESS AND EGRESS.

REAL ESTATE TRANSFER TAX		10-Sep-2019	
		COUNTY:	1,000.00
		ILLINOIS:	2,000.00
		TOTAL:	3,000.00
19-03-201-047-0000   20190901678908   0-386-353-760			

REAL ESTATE TRANSFER TAX		10-Sep-2019	
		CHICAGO:	15,000.00
		CTA:	6,000.00
		TOTAL:	21,000.00 *
19-03-201-047-0000   20190901678908   1-460-718-176			

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

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## EXHIBIT B TO SPECIAL WARRANTY DEED

### Permitted Exceptions

1. Intentionally Omitted.
2. Intentionally Omitted.
3. Intentionally Omitted.
4. Intentionally Omitted.
5. Intentionally Omitted.
6. Taxes for the year 2019, a lien not yet due or payable.
  - a. Permanent Index Numbers:
  - b. 19-03-201-004-0000 (Affects the Land and other property)
  - c. 19-03-201-017-0000 (Affects the Land and other property)
7. Construction and Use Restrictions referenced in Sections 7, 8 and 10 of the Memorandum of Lease dated April 26, 2011 and recorded September 27, 2011 as Document No. 1127003015 made by RMK Pulaski, LLC to Michaels Stores, Inc. and amended by that certain Amended and Restated Memorandum of Shopping Center Lease by and between Pulaski Promenade, LLC and Michaels Stores, Inc recorded October 7, 2014 as Document no. 1428016061. (Affects the Land and Other property)
8. Restrictions contained in Section 4 of the memorandum of Lease dated November 5, 2012 and recorded March 27, 2013 as Document No. 1308610012 made by Pulaski Promenade, LLC, a Delaware limited liability company, to Ross Dress for Less LLC. (Affects the Land and Other Property)
9. Use Restriction as contained in the Memorandum of Lease dated July 3, 2014 and recorded July 31, 2014 as Document No. 1421208327 made by Pulaski Promenade, LLC, a Delaware limited liability company, to Petsmart. (Affects underlying Land)
10. Use Restriction contained in Section 5 of the Memorandum of Lease dated June 30, 2014 and recorded March 16, 2015 as document 1507542011 made by and between Pulaski Promenade LLC and Shoe Carnival, Inc. (Affects the Land and Other Property)
11. Use Restriction contained in the Memorandum of Lease dated December 8, 2016 and recorded January 4, 2017 as document no. 1700444020 made by Pulaski Promenade, LLC to Uta Salon, Cosmetics & Fragrance, Inc. (Affects the Land and Other Property)
12. Lease made by Pulaski Promenade, LLC to Wendy's Properties, LLC dated August 10, 2015, a memorandum of which was recorded September 20, 2016 as document no. 1626422074, demising the land for a term of years beginning August 10, 2015, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee. The Lease contains a Right of First Refusal in favor of the Tenant under Section 4.06 of the Lease. Said Right of First Refusal has been waived for the transaction insured herein.
13. Unrecorded Easement to the Illinois bell telephone company dated September 29, 1953 to construct and maintain its system of conduit and cable for telephone purposes as disclosed by deed from United Biscuit company of America to Folding box Company dated June 30, 1960 and recorded June 30, 1960 as document 17896541 (Affects underlying Land)

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14. Restrictions as contained in the No Further Remediation Letters Issued by the Illinois Environmental Protection Agency recorded as document numbers 0010264908, 103144806, 1034919061 and 1712549104. (Affects underlying Land)
15. Non-exclusive access Easement for access, ingress and egress as Granted by Easement Agreement dated July 18, 1996 and recorded October 3, 1996 as document 96755485 made by Waldorf Realty Inc., to Polygon Real Estate LLC and its successors and assigns. (Affects underlying Land)
16. Rights, if any, of public and quasi-public utilities in the land as disclosed by survey no. N-129439 prepared by National Survey Service, Inc. last revised August 7, 2014 depicting underground storm detention. (Affects underlying Land)
17. Terms, covenants, conditions and restrictions contained in the Redevelopment Agreement dated September 10, 2014 and recorded September 10, 2014 as document 1425322086 made by and between the City of Chicago and Pulaski Promenade, LLC, a Delaware limited liability company. (Affects underlying Land)
18. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat; for purpose an easement for serving the subdivision and other property with electric service, affects the Land and other property as Document No. 1916516052.
19. Encroachment of the fence located mainly on the Land and onto the property North and adjoining by approximately 0.5 feet as disclosed by Survey No. SOACH prepared by Manhard Consulting Ltd. Dated August 14, 2019.
20. Terms, covenants, conditions, restrictions and reciprocal rights contained in the Declaration of Covenants, Conditions, Restrictions and Reciprocal Rights dated September 10, 2019 and recorded September 12, 2019 as document number 1925534066, which includes, among other things, maintenance fees; together with the rights of owners to the concurrent use of the easements granted therein.

Clerk's Office