

UNOFFICIAL COPY

City, State: Chicago, IL
Address: 4601 W. Diversey
L/C: 012-2078

WARRANTY DEED

This instrument was prepared by:
Brian R. Connors, Esq.
Imperial Realty Co.
4747 W. Peterson Ave.
Chicago, IL 60646

After recording return to:
Bruce Aguirre
U.S. Legal Department
McDonald's Corporation
110 N. Carpenter St.
Chicago, IL 60607-2101
(L/C:012-2078)

For Tax Purposes, the mailing address is:
McDonald's Corporation (L/C:012-2078)
P.O. Box 182571
Columbus, OH 43218-2571



Doc# 1925534038 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/12/2019 10:18 AM PG: 1 OF 11

(The Above Space For Recorder's Use Only)


The Grantor, KLAIRMONT FAMILY ASSOCIATES, L.P., an Illinois limited partnership, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having an address of 4747 West Peterson Avenue, Chicago, Illinois 60646, as grantor (the "Grantor"), for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid, conveys and warrants to MCDONALDS USA, LLC, a Delaware limited liability company, having an address 110 North Carpenter Street, Chicago, Illinois 60607 (the "Grantee") its ownership interest in the following described real estate situated in the County of Cook in the State of Illinois, together with all rights and privileges appurtenant thereto, to wit:

See Exhibit A attached hereto

Permanent Real Estate Index No.: 13-27-301-015-0000
Address of the Real Estate: 4601 West Diversey Avenue, Chicago, Illinois

Subject to: See Exhibit B attached hereto

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX	12-Sep-2019
 CHICAGO:	24,375.00
CTA:	9,750.00
TOTAL:	34,125.00 *

13-27-301-015-0000 | 20190901687809 | 1-293-560-416

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

S Y
P 11
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IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, as of this 11th day of September 2019.

KLAIRMONT FAMILY ASSOCIATES, L.P.,
 an Illinois limited partnership
 By: Klairmont Brothers, Inc., an Illinois
 corporation, general partner

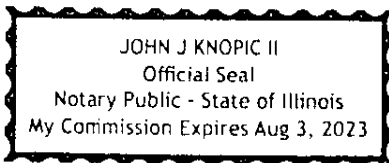
By: *Alfred M. Klairmont*
 Alfred Klairmont, President

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)



I, John J. Knopic II, a Notary Public, do hereby certify that Alfred M. Klairmont, 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 (s)he signed and delivered the said instrument as a free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 10th day of September 2019.

John J. Knopic II
 Notary Public



My Commission Expires:
August 3, 2023

REAL ESTATE TRANSFER TAX		12-Sep-2019
		COUNTY: 1,625.00
		ILLINOIS: 3,250.00
		TOTAL: 4,875.00
13-27-301-015-0000	20190901687809	1-270-696-544

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Exhibit A to Warranty Deed

Legal Description

PARCEL 1:

LOTS 1 THROUGH 5, INCLUSIVE, AND ALL OF THE NORTH AND SOUTH 15 FOOT ALLEY NOW VACATED LYING WEST OF AND ADJOINING LOTS 1 THROUGH 5, INCLUSIVE, IN BLOCK 3 IN S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 30 FEET OF THAT PART OF NORTH KENTON AVENUE NOW VACATED LYING EAST OF AND ADJOINING LOTS 1 TO 10, INCLUSIVE, IN BLOCK 3, AND EAST OF AND ADJOINING THE EAST LINE OF BLOCK 3 PRODUCED 100 FEET SOUTH, ALL LYING SOUTH OF THE SOUTH LINE OF DIVERSEY AVENUE AND NORTH OF THE SOUTH LINE OF PARKER AVENUE PRODUCED EAST 30 FEET (EXCEPT THE SOUTH 18 FEET THEREOF); ALL IN S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID VACATED NORTH KENTON AVENUE 18.00 FEET NORTH OF THE SOUTH LINE OF SAID PARKER AVENUE; THENCE NORTH 02 DEGREES 00 MINUTES 41 SECONDS WEST, ALONG SAID WEST LINE, 36.12 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 42 SECONDS EAST, 30.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 30 FEET OF SAID NORTH KENTON AVENUE NOW VACATED; THENCE SOUTH 02 DEGREES 00 MINUTES 41 SECONDS EAST, ALONG SAID EAST LINE, 36.09 FEET TO A POINT ON THE NORTH LINE OF SOUTH 18 FEET OF SAID PART OF THE WEST 30 FEET OF NORTH KENTON AVENUE NOW VACATED; THENCE SOUTH 88 DEGREES 34 MINUTES 17 SECONDS WEST, ALONG SAID NORTH LINE, 30.00 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOTS 6, 7, 8, 9 AND 10 AND THAT PART OF THE NORTH AND SOUTH 15 FOOT ALLEY NOW TERMINATED LYING WEST OF AND ADJOINING SAID LOT 6 LYING NORTHEASTERLY OF A LINE WHICH IS 9 FEET SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE BEING NEARLY THE CENTER LINE OF THE PRESENT SWITCH TRACK DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT ON THE EAST LINE OF LOT 10, A DISTANCE OF 22 FEET 6 INCHES NORTH OF THE SOUTHEAST CORNER THEREOF; RUNNING THENCE NORTHWESTERLY ON A CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 372 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 9 FEET 4 1/4 INCHES EAST OF THE NORTHWEST CORNER THEREOF; ALL IN BLOCK 3 IN S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1.44 FEET WEST OF THE NORTHWEST CORNER OF SAID LOT 6, SAID POINT ALSO BEING ON LINE "B"; (LINE "B" BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1.44 FEET WEST OF THE NORTHWEST CORNER OF LOT 6 IN SAID BLOCK 3. THENCE SOUTHEASTERLY AT A RADIUS OF 355.06 FEET, AN ARC DISTANCE OF 132.95 FEET MORE OR LESS THEREOF TO A POINT 2.13 FEET WEST OF THE SOUTHEAST CORNER OF LOT 10); THENCE SOUTHEASTERLY 59.90 FEET, ALONG SAID LINE "B" BEING THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 355.06 FEET AND WHOSE CHORD BEARS SOUTH 45 DEGREES 13 MINUTES 39 SECONDS EAST, 59.83 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 01 DEGREES 24 MINUTES 22 SECONDS EAST, ALONG SAID NON-TANGENT LINE, 2.74 FEET; TO A POINT ON A CURVE BEING 9 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH LINE "A"; (LINE "A" BEING NEARLY THE CENTER LINE OF THE FORMER SWITCH TRACK AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LOT 10, A DISTANCE OF 22 FEET 6 INCHES NORTH OF THE SOUTHEAST CORNER THEREOF; RUNNING THENCE NORTHWESTERLY ON A CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 372 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 9 FEET 4 1/4 INCHES EAST OF THE NORTHWEST CORNER THEREOF); THENCE NORTHWESTERLY 63.16 FEET, ALONG SAID CONCENTRIC CIRCLE. HAVING A RADIUS OF 363.00 FEET AND WHOSE CHORD BEARS NORTH 46 DEGREES 00 MINUTES 23 SECONDS WEST, 63.08 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 6; THENCE NORTH 88 DEGREES 35 MINUTES 08 SECONDS EAST, ALONG SAID WESTERLY EXTENSION, 2.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOTS 7, 8, 9 AND 10 IN BLOCK 3 AND THAT PART OF VACATED WEST PARKER AVENUE, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 10 AND LYING WEST OF VACATED NORTH KENTON AVENUE, ALL IN S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 02 DEGREES 00 MINUTES 41 SECONDS EAST, ALONG THE WEST LINE OF SAID VACATED NORTH KENTON AVENUE, 45.89 FEET; THENCE SOUTH 88

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DEGREES 36 MINUTES 42 SECONDS WEST, 62.08 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 22 SECONDS WEST, 151.14 FEET TO A POINT ON A CURVE BEING 9 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH LINE "A"; (LINE "A" BEING NEARLY THE CENTER LINE OF THE FORMER SWITCH TRACK AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LOT 10, A DISTANCE OF 22 FEET 6 INCHES NORTH OF THE SOUTHEAST CORNER THEREOF; RUNNING THENCE NORTHWESTERLY ON A CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 372 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 9 FEET 4 1/4 INCHES EAST OF THE NORTHWEST CORNER THEREOF); THENCE SOUTHEASTERLY 64.55 FEET, ALONG THE ARC OF SAID CONCENTRIC CIRCLE, HAVING A RADIUS OF 363.00 FEET AND WHOSE CHORD BEARS SOUTH 35 DEGREES 55 MINUTES 38 SECONDS EAST, 64.47 FEET TO A POINT ON LINE "B"; LINE "B" BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1.44 FEET WEST OF THE NORTHWEST CORNER OF LOT 6 IN SAID BLOCK 3; THENCE SOUTHEASTERLY AT A RADIUS OF 355.06 FEET, AN ARC DISTANCE OF 182.95 FEET MORE OR LESS THEREOF TO A POINT 2.13 FEET WEST OF THE SOUTHEAST CORNER OF LOT 10); THENCE SOUTHEASTERLY 57.04 FEET, ALONG SAID LINE "B" BEING THE ARC OF A NONTANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 355.06 FEET AND WHOSE CHORD BEARS SOUTH 25 DEGREES 08 MINUTES 25 SECONDS EAST, 56.98 FEET TO A POINT ON A NONTANGENT LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 10; THENCE NORTH 88 DEGREES 34 MINUTES 17 SECONDS EAST, ALONG SAID LAST DESCRIBED LINE, 2.13 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF LOT 10 IN BLOCK 3, IN S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH WEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 88 DEGREES 34 MINUTES 17 SECONDS WEST, 0.87 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON A CURVE 9 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH LINE "A"; (LINE "A" BEING NEARLY THE CENTER LINE OF THE FORMER SWITCH TRACK AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LOT 10, A DISTANCE OF 22 FEET 6 INCHES NORTH OF THE SOUTHEAST CORNER THEREOF; RUNNING THENCE NORTHWESTERLY ON A CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 372 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 9 FEET 4 1/4 INCHES EAST OF THE NORTHWEST CORNER THEREOF); THENCE SOUTH 88 DEGREES 34 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 1.26 FEET TO A POINT ON LINE "B"; (LINE "B" BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1.44 FEET WEST OF THE NORTHWEST CORNER OF LOT 6 IN SAID BLOCK 3; THENCE SOUTHEASTERLY AT A RADIUS OF 355.06 FEET, AN ARC DISTANCE OF 182.95 FEET MORE OR LESS THEREOF TO A POINT 2.13 FEET

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WEST OF THE SOUTHEAST CORNER OF LOT 10); THENCE NORTHWESTERLY 57.04 FEET, ALONG SAID LINE "B", BEING THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 355.06 FEET AND WHOSE CHORD BEARS NORTH 25 DEGREES 08 MINUTES 25 SECONDS WEST, 56.98 FEET TO A POINT ON A CURVE 9 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH SAID LINE "A"; THENCE SOUTHEASTERLY 57.56 FEET, ALONG SAID CONCENTRIC CURVE, BEING THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 363.00 FEET AND WHOSE CHORD BEARS SOUTH 26 DEGREES 17 MINUTES 26 SECONDS EAST, 57.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING OVER AND UPON THOSE PORTIONS OF THE FOLLOWING DESCRIBED PROPERTY DESIGNATED AS DRIVEWAYS AND PARKING PURSUANT TO THE RECIPROCAL EASEMENT FOR INGRESS, EGRESS AND PARKING EXECUTED BY AND BETWEEN NBD TRUST COMPANY OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 19, 1986 KNOWN AS TRUST NUMBER 4172-HP AND ALDI INC., AN ILLINOIS CORPORATION, RECORDED JUNE 8, 1994 AS DOCUMENT 94508776, AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT FOR INGRESS, EGRESS AND PARKING DATED NOVEMBER 3, 2011 BY AND AMONG KLAIRMONT FAMILY ASSOCIATES, L.P., ALDI INC., CHICAGO TITLE AS TRUSTEE UNDER THE TERMS OF A TRUST AGREEMENT DATED OCTOBER 26, 2010 AND KNOWN AS TRUST NO. 8002355973, AND 4600 SCHUBERT, LLC, RECORDED DECEMBER 13, 2011 AS DOCUMENT NUMBER 1134704016 AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH THEREIN;

PARCEL 6A:

LOT 16 (EXCEPTING THEREFROM THE EAST 25 FEET THEREOF) AND LOTS 17 THROUGH 33, INCLUSIVE, AND ALL OF THE EAST AND WEST 15 FOOT ALLEY NOW VACATED LYING SOUTH OF AND ADJOINING LOTS 19 THROUGH 33, INCLUSIVE, IN BLOCK 3 IN S.S. HAYES KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6B:

LOTS 6 THROUGH 15, BOTH INCLUSIVE, AND THE EAST 25 FEET OF LOT 16, TOGETHER WITH THE STRIP OF LAND LYING BETWEEN LOTS 6 THROUGH 10 AND LOT 11, WHICH WAS SHOWN ON THE PLAT OF S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO AS A PRIVATE ALLEY, BUT WHICH HAS NOW BEEN TERMINATED BY THE OWNERS OF ALL OF THE ABUTTING LOTS BY DECLARATION OF TERMINATION RECORDED AS DOCUMENT 12919799, (EXCEPT

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THAT PART LYING NORTHEASTERLY OF A LINE HEREINAFTER REFERRED TO AS LINE "B") DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1.44 FEET WEST OF THE NORTHWEST CORNER OF LOT 6; THENCE SOUTHEASTERLY AT A RADIUS OF 355.06 FEET AN ARC DISTANCE OF 182.95 FEET, MORE OR LESS THEREOF, TO A POINT 2.13 FEET WEST OF THE SOUTHEAST CORNER OF LOT 10, AND EXCEPT THAT PART LYING EAST OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF VACATED KENTON AVENUE 45.89 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 10; THENCE SOUTH 86 DEGREES 36 MINUTES 42 SECONDS WEST, 62.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 24 MINUTES 22 SECONDS WEST, 151.14 FEET TO A POINT ON SAID LINE "B"), ALL IN BLOCK 3, IN S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6C:

THE NORTH 21.00 FEET OF THAT PART OF PARKER AVENUE, PORTIONS OF WHICH WERE VACATED BY ORDINANCE PASSED DECEMBER 23, 1957 AND RECORDED JANUARY 7, 1958 AS DOCUMENT NUMBER 17104154, LYING SOUTH OF THE EAST 25 FEET OF LOT 16 AND LOTS 10 THROUGH 15, BOTH INCLUSIVE (EXCEPT THAT PART LYING EAST OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF VACATED KENTON AVENUE 45.89 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 10; THENCE SOUTH 86 DEGREES 36 MINUTES 42 SECONDS WEST, 62.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 24 MINUTES 22 SECONDS WEST, 151.14 FEET TO A POINT ON SAID LINE "B") IN BLOCK 3, IN S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #13-27-301-015-0000

Commonly known as 4601 West Diversey Avenue, Chicago, Illinois

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Exhibit B to Warranty Deed

Permitted Exceptions

1. Rights of the public and quasi-public utilities, if any, in said vacated alleys therein of poles, conduits, sewers and other facilities.
2. Rights of the public and quasi-public utilities, if any, in said vacated Kenton Avenue for maintenance therein of poles, conduits, sewers and other facilities.

(Affects Parcel 2)

3. Covenants and restrictions contained in the certificate of the Plat Of S. S. Hayes' Kelvyn Grove Addition aforesaid recorded September 10, 1873 as Document Number 125133, that none of the boulevards, streets or alleys shall be subject to be used for railroad purposes without the written consent of the present owner or his legal representatives; and due assessments and payment of damages to any lot owner injured thereby, except in 46th Street, The Northwest Railway Company has a right of way on a space 100 feet wide; and the right to make switches from said road to any adjoining lots on said 46th Street is reserved to the owner or his grantees also the right to erect and maintain depots, buildings and warehouses on said 46th Street.

(Affects Parcel 2)

4. Reciprocal Easement for Ingress, Egress and Parking in and to those portions of the land as may be designated from time to time as driveways or areas for parking, as set forth in the agreement executed by and between NBD Trust Company of Illinois, as Trustee under Trust Agreement dated August 19, 1986 and known as Trust Number 4172-HP and Aldi Inc., an Illinois corporation, recorded June 8, 1994 as Document Number 94508776, and the terms and conditions relating thereto.

First Amendment to Reciprocal Easement for Ingress, Egress and Parking dated November 23, 2011 and recorded December 13, 2011 as Document Number 1134704016.

5. Letter of Development, made by 4600 West Schubert Limited Liability Company, recorded January 15, 2010 as Document Number 1001503044, and the terms and conditions contained therein.

(Affects Parcel 5 and other property)

6. Terms, provisions and conditions of Declaration of Covenants, Conditions and Restrictions dated November 23, 2011 and recorded December 13, 2011 as Document Number 1134704015.

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7. Easement in favor of Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded as Document Number 17141090.

Partial easement release recorded November 28, 2012 as Document Number 1233313055, releasing the land described as follows:

The North One and One Half (1.5) feet of the easement premises (aka being that part of West Parker Avenue vacated by Ordinance passed December 23, 1957), measuring One Hundred (100) feet wide, lying South of and adjoining Lots Ten (10), Eleven (11), Twelve (12), the East Thirty-Seven and Seventy-Seven Hundredths (37.77) feet of Lot Thirteen (13) and the former private alley between said Lots Ten (10) and Eleven (11), all in Block Three (3) of S.S. Hayes' Kelvin Grove Addition to Chicago, being a Subdivision of the Southwest 1/4 (SW 1/4) of Section Twenty-Seven (27), Township Forty (40) North, Range Thirteen (13) East of the Third Principal Meridian, and lying North of and adjoining Lots Nine (9) to Sixteen (16), both inclusive, in Block Six (6) in Thogersen and Ericksens' Subdivision of Lots One (1) to Fifteen (15) inclusive and Lots Twenty-Six (26) to Thirty-Three (33) inclusive and the private alley in Block Six (6) of S.S. Hayes' Kelvin Grove Addition to Chicago aforesaid, lying East of the West line of Lots Nine (9) in said Block Three (3), extended North, and lying West of the West line of vacated North Kenton Avenue, said West line also being the East line of said Lot Sixteen (16) extended North, situated in the City Of Chicago, County Of Cook, State of Illinois.

(Affects Parcel 4)

8. Terms, provisions and conditions contained in the No Further Remediation Letters recorded March 19, 2012 as Document Number 1207915070 and recorded January 6, 2014 as Document Number 1400619121.

(Affects Parcel 6, 6A, 6B and 6C)

9. Declaration of Easement dated February 18, 2015 and recorded February 23, 2015 as Document Number 1505416032 made by Shubert Development Partners, LLC, a Colorado limited liability company, declarant)

(Affects Parcel 6, 6A, 6B and 6C)

10. Reciprocal Easement Agreement with Covenants, Conditions and Restrictions dated September 30, 2016 and recorded October 5, 2016 as Document Number 1627929017 made by and between Shubert Development Partners, LLC, a Colorado limited liability company, and JPMorgan Chase Bank, national association, a national banking association.

(Affects Parcel 6, 6A, 6B and 6C)

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11. Encroachment and Access Easement Agreement dated January 18, 2017 and recorded February 1, 2017 as Document Number 1703213089 made by and between Shubert Development Partners, LLC, a Colorado limited liability company, and Neighborspace, an Illinois not for profit corporation.

(Affects Parcel 6, 6A, 6B and 6C)

12. Ordinance and Plat of Vacation of part of West Parker Avenue was recorded December 16, 2016 as Document Number 1635129000.

(Affects Parcel 6, 6A, 6B and 6C)

13. General real estate taxes for the year(s) 2019 and subsequent years.

14. Public utility easements and roads and highways.

15. Conditions, leases, licenses, tenancies, sub-tenancies, easements, servitudes, options, licenses or any other rights or obligations created by Grantee and/or McDonald's Corporation, a Delaware corporation, or its or their parents, affiliates, subsidiaries, tenants, subtenants, assignees, employees, contractors or agents, and any other party claiming by, through or under them (collectively, "McDonald's").

16. Rights of McDonalds by reason of that certain Ground Lease dated November 5, 1999, as amended, between Klairmont Family Associates, L.P., an Illinois limited partnership and McDonald's and of all parties, claiming by, through or under McDonalds.

17. Matters as disclosed on the Plat of Survey prepared by Compass Surveying Ltd. dated March 5, 2019 as Order Number 19.054, as follows: Rights, if any, of public and quasi-public utilities in and to that part of the land as disclosed by overhead wires.

stewart title

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Stewart Title Guaranty Co.
Commercial Services
10 S. Riverside Plaza, Suite 1450
Chicago, IL 60606
Phone: 800-261-9800
Fax: 312-849-4410

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Alfred M. Klairmont, being duly sworn on oath, states that affiant is President of Klairmont Brothers, Inc., an Illinois corporation, being the general partner of Klairmont Family Associates, L.P., an Illinois limited partnership ("Owner"), and Owner's principal place of business is at 4747 West Peterson Avenue, Suite 200, Chicago, Illinois 60646.

And further states that: (please check the appropriate box)

A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Klairmont Family Associates, L.P.,
an Illinois limited partnership
By: Klairmont Brothers, Inc., an
Illinois corporation, general partner

By: Alfred M. Klairmont
Alfred M. Klairmont, President

SUBSCRIBED AND SWORN TO BEFORE ME
This 10th day of September, 2019

John J. Knopic II
Signature of Notary Public

