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This document was prepared by:

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Edward M. Moody
Cook County Recorder of Deeds
Date: 11/14/2019 11:02 AM Pg: 1 of 9

Dec ID 20191001630027
ST/CO Stamp 1-155-035-488
City Stamp 1-252-675-936

After recording return to:

Jay P. Tarshis
Saul Ewing Arnstein & Lehr LLP
161 N. Clark St., Suite 4200
Chicago, IL 60601

"CT" CC# 190542820
2084 JPI

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SPECIAL WARRANTY DEED

The Grantors, **ROBERT WILLIAM CUNNINGHAM, MARGARET ANN CUNNINGHAM, MARY CLARE MARSZALEK, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEES OF THE ROBERT G. CUNNINGHAM TRUST DATED NOVEMBER 2, 2000, as to an undivided 13.5714% interest and ROBERT WILLIAM CUNNINGHAM, MARGARET ANN CUNNINGHAM, MARY CLARE MARSZALEK, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEES OF THE CUNNINGHAM 2001 FAMILY TRUST DATED AUGUST 9, 2001, as to an undivided 0.71428% interest, as tenants in common**, of the County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and NO/100 (\$10.00) and other good and valuable consideration in hand paid, does hereby remise, release, transfer and convey to **ROBERT WILLIAM CUNNINGHAM** ("Grantee"), the forgoing interests of the Grantors to the following described Real Estate ("Property") situated in the County of Cook, State of Illinois, to wit:

See Exhibit "A" which is attached hereto and incorporated herein.

Permanent Real Estate Index Number: 17-32-300-097-0000 and 17-32-300-149-0000

Address of Real Estate: 3615 S. Iron Street, Chicago, Illinois 60609

SUBJECT TO all matters of record, leases, but excluding any liens of record.

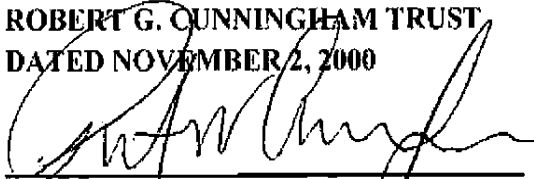
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

[Signature Page to Follow]

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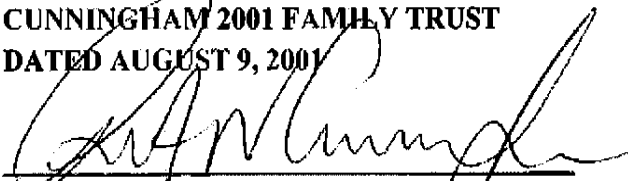
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents as of the 6th day of NOVEMBER, 2019.

**ROBERT G. CUNNINGHAM TRUST
DATED NOVEMBER 2, 2000**

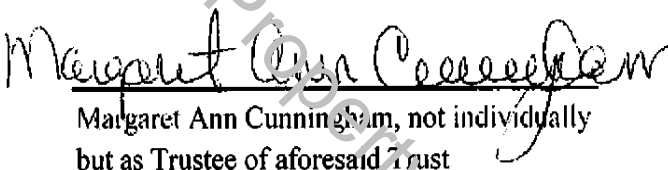


Robert William Cunningham, not individually
but as Trustee of aforesaid Trust

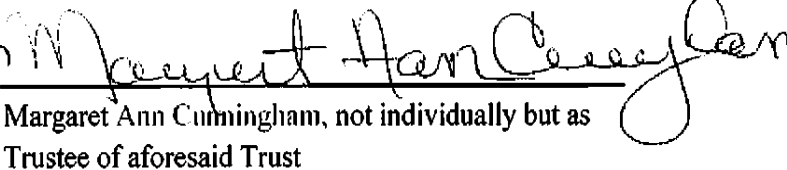
**CUNNINGHAM 2001 FAMILY TRUST
DATED AUGUST 9, 2001**



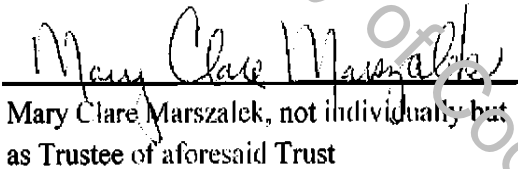
Robert William Cunningham, not individually but as
Trustee of aforesaid Trust



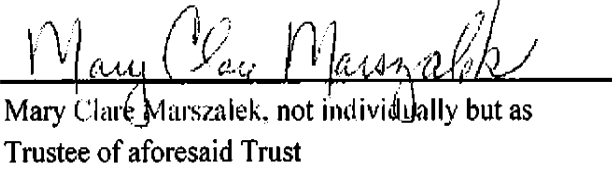
Margaret Ann Cunningham, not individually
but as Trustee of aforesaid Trust



Margaret Ann Cunningham, not individually but as
Trustee of aforesaid Trust



Mary Clare Marszalek, not individually but
as Trustee of aforesaid Trust

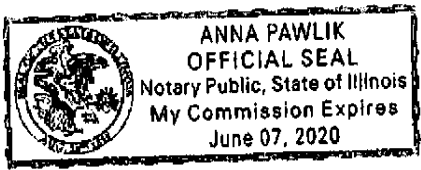


Mary Clare Marszalek, not individually but as
Trustee of aforesaid Trust

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Robert William Cunningham, Margaret Ann Cunningham, Mary Clare Marszalek, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument as such Trustees of the Robert G. Cunningham Trust dated November 2, 2000 and the Cunningham 2001 Family Trust dated August 9, 2001, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act of the Robert G. Cunningham Trust dated November 2, 2000 and the Cunningham 2001 Family Trust dated August 9, 2001, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6th day of NOVEMBER, 2019.



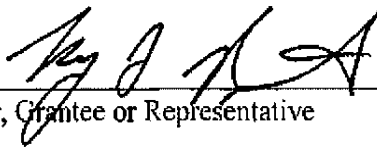


Notary Public

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Exempt under the provisions of Paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Act, 35 ILCS 200/31-45

11/01/2019
Date


Grantor, Grantee or Representative

Send subsequent tax bills to:

Bubbly Creek LLC

9750 W. 75th Street

Hodgkins, Illinois 60525

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

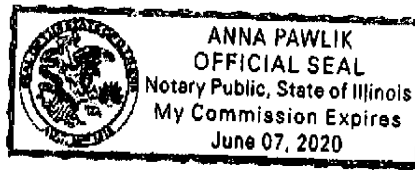
The **Grantor** or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: NOVEMBER 6, 2019

By:
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 6th day of NOVEMBER, 2019.

Notary Public



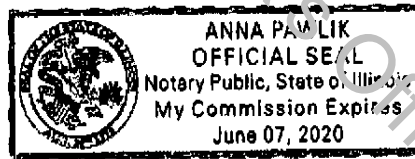
The **Grantee** or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: NOVEMBER 6, 2019

By:
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 6th day of NOVEMBER, 2019.

Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Tax Act.)

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EXHIBIT A

LEGAL DESCRIPTION OF THE REAL ESTATE

Parcel 1:

That part of the Southwest 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, which lies South of a line drawn perpendicular to the East line of Iron Street right of way (30 feet wide) of the Chicago Junction Railway Company from a point thereon which is 1023 feet South of the North line of the Southwest 1/4 of Section 32, North of a line drawn perpendicular to said East right of way line from a point thereon which is 1385.55 feet South of said North line of the Southwest 1/4; West of the South Fork of the South Branch of the Chicago River and East of a line described as follows: beginning at a point on the above described North boundary of the property herein described which is 318.90 feet East of said East right of way line of said railway, and running thence Southwestwardly along the arc of a circle having a radius of 320.06 feet and convex Easterly, a distance of 71.33 feet to a point which is 70.55 feet South of said North boundary line and 309.45 feet East of said East right of way line, both by perpendicular measure; thence Southwestwardly along a straight line, a distance of 34.91 feet to a point which is 104.42 feet South of said North boundary line and 301.00 feet East of said East right of way line both by perpendicular measure; thence Southwestwardly along the arc of a circle, having a radius of 337.69 feet and convex Easterly, a distance of 96.60 feet to a point which is 193.55 feet South of said North boundary line and 264.62 feet East of said East right of way line both by perpendicular measure; thence Southwestwardly along a straight line, a distance of 74.32 feet to a point which is 257.65 feet South of said North boundary line and 227.01 feet East of said East right of way line both by perpendicular measure; thence Southwestwardly along the arc of a circle having a radius of 222.01 feet and convex Westerly, a distance of 104.24 feet to a point which is 356.45 feet South of said North boundary line and 196.90 feet East of said East right of way line, both by perpendicular measure; thence South along a line parallel to said East right of way line a distance of 6.11 feet to a point on the above described South boundary line which is 196.90 feet East of said East right of way line (except the South 21 feet of the West 134.62 feet as measured on the South line thereof); excepting therefrom a strip of Land 21 feet wide from North to South located in the Southwest 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, the South line of said strip being part of a line which extends East from and perpendicular to East line of Iron Street right of way (30 feet wide) of Chicago Junction Railway Company from a point which is 1385.55 feet South from North line of said Southwest 1/4 of Section 32, said strip being more particularly described as follows: beginning at a point on above described South line which is 311.52 feet East of said East line of right of way and running thence North perpendicular to said above described South line, a distance of 21 feet; thence East parallel with said South line, a distance of 54.73 feet to Westerly Dock Line of South Fork of the South Branch of the Chicago River; thence Southerly along said Westerly Dock Line, a distance of 21.10 feet to above described South line and thence West along said South line, a distance of 56.76 feet to point of beginning, all in Cook County, Illinois.

Parcel 1-'A':

Easement for the benefit of Parcel 1, as created by Deed from the Trustees of the Central Manufacturing District to Victor Real Estate Company, a corporation of Illinois, dated March 1, 1951 and recorded March 13, 1951 as document number 15029481, for passageway along and for ingress and egress, over: an irregular shaped Parcel of Land, situated in the Southwest 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, the North line of

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which Parcel is a straight line, drawn perpendicular to the East line of Iron Street right of way (30 feet wide) of the Chicago Junction Railway Company, from a point thereon which is 1023 feet South of the North line of said Southwest 1/4 of Section 32, said Parcel being described as follows: beginning at a point on the above described straight line which is 278.20 feet East of said East right of way line, said point of beginning being also the Northeast corner of the Land conveyed to Reed and Prince Manufacturing Company, by Deed recorded in the recorder's office of Cook County, Illinois, as document number 10556847 and running thence Southwestwardly along the East line of the Land so conveyed, a distance of 15 feet; thence Southeastwardly, a distance of 45.54 feet to a point on the Westerly line of the Land to which this easement appertains, which is 40 feet South of said straight line; thence Northwestwardly along said Westerly line, being the arc of a circle having a radius of 320.06 feet and convex Easterly, a distance of 40.17 feet to a point on said straight line which is 318.20 feet East of said Easterly right of way line and thence West along said straight line a distance of 40.70 feet to the point of beginning, in Cook County, Illinois.

Parcel 1-'B':

Easement for the benefit of Parcel 1 as created by Deed from the Trustees of the Central Manufacturing District to Reed and Prince Manufacturing Company, dated December 16, 1929 and recorded December 18, 1929 as document number 10556847, for passageway along and for ingress and egress over: the Northernly 15 feet of that part of the Southwest 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: to-wit: beginning at a point on the East line of the South 30 foot right of way of the Chicago Junction Railway Company lying East of and adjoining the East line of Iron Street (a private street) 1023 feet South of the North line of the Southwest 1/4 of said Section 32; thence East on a line at right angles to said East line of the right of way of the Chicago Junction Railway Company, 278.2 feet to a point; thence South 29.85 feet on a straight line forming an angle of 90 degrees and 05 minutes with the last described line South to West, to a point of curve; thence Southerly on a curve tangent to last described straight line convex to the Southeast having a radius of 372.8 feet to its intersection with a line drawn at right angles to the East line of said 30 foot right of way of the Chicago Junction Railway Company from a point 1088 feet South of the North line of said Southwest 1/4 of said Section 32, measured along the East line of said 30 foot right of way; thence West on last described line to said point in the East line of the 30 foot right of way of the Chicago Junction Railway which is 1088 feet South of the North line of said Southwest 1/4 of Section 32, measured along the East line of said 30 foot right of way; thence North on the East line of said right of way, a distance of 65 feet to the point of beginning, in Cook County, Illinois.

Parcel 1-'C':

Easement for the benefit of Parcel 1 as created by Deed from John A. Spoor and Arthur C. Leonard, as trustees to Edward Rosing dated May 3, 1913 and recorded June 6, 1913 as document number 5201047, for passageway along and for ingress and egress, over: the South 15 feet of that part of the East 1/2 of the Southwest 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at the point of intersection of a line parallel to and 763 feet South from the North line of said Southwest 1/4 with the Easterly line of the 30 foot right of way of the Chicago Junction Railway Company; thence Southerly on said right of way line 260 feet; thence Easterly at right angles from said right of way line 353.22 feet more or less to the Westerly Dock of the South Fork of the South Branch of the Chicago River; thence Northwesterly along said Dock 268.56 feet to its intersection with a line parallel to and 763 feet South from the North line of the Southwest 1/4 of Section 32 aforesaid; and thence West on last described line 328.24 feet more or less to the point of beginning, in Cook County, Illinois.

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Parcel 1-'D':

Easement for the benefit of Parcel 1 as created by Deed from the Trustees of the Central Manufacturing District to Victor Real Estate Company, a corporation of Illinois, dated March 1, 1951 and recorded March 13, 1951 as document number 15029481, for passageway along and for ingress and egress over: that real estate described as commencing at the Southwest corner of said Land reserved for a private alley by document number 10556847; thence West 30 feet in a straight line which is an extension of the South boundary line of said last mentioned private alley; thence North 30 feet along the East line of South Iron Street; thence East 30 feet on a straight line which is an extension of the North boundary line of that private alley reserved by document number 5201047; thence South 30 feet along the East line of the Iron Street right of way of the Chicago Junction Railway Company to the point of beginning, in Cook County, Illinois.

Parcel 1-'E':

Easement for the benefit of Parcel 1 as created by Deed from the Trustees of the Central Manufacturing District to Victor Real Estate Company, a corporation of Illinois, dated March 1, 1951 and recorded March 13, 1951 as document number 15029481, for passageway along and for ingress and egress over: an irregular shaped parcel of Land, situated in the Southwest 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, the South line of which parcel is a straight line drawn perpendicular to the East line of Iron Street right of way (30 feet wide) of the Chicago Junction Railway Company, from a point thereon which is 1380.80 feet South of the North line of said Southwest 1/4 of Section 32, said parcel being described as follows:: beginning at a point on the above described straight line which is 51 feet East of said East right of way line and running thence East along said straight line, which is also the North line of the Land conveyed to Hately Cold Storage Company by Deed recorded in the recorder's office of Cook County, Illinois, as document number 5555048, and re-recorded as document number 6474617, a distance of 145.90 feet to the Westerly line of the Land to which this easement appertains, being 196.90 feet East of said East right of way line; thence northwestwardly along said Westerly line (being a meandering line) a distance of 24.66 feet to its intersection with a line 24.50 feet North of and parallel to said straight line; thence West along said straight line, a distance of 41.73 feet to its intersection with the Easterly line of the Land conveyed to Hately Brothers Company by Deed recorded in said recorder's office as document number 6444119; thence southwestwardly along said Easterly line of said Land conveyed by document number 6444119, a distance of 19.21 feet to the Southeast corner of said Land so conveyed, which is 5.50 feet North of the above mentioned straight line; thence West along a line 5.50 feet North of and parallel to said straight line, a distance of 73.60 feet to the Southwest corner of said Land so conveyed; thence Northwestwardly along the Westerly line of that Land as conveyed in said document number 6444119, a distance of 5.05 feet to its intersection with a line 9.50 feet North of and parallel to said street line; thence West along the last above mentioned parallel line, a distance of 23.03 feet to the Southeast corner of the Land conveyed to 3661 Iron Street Building Corporation, by Deed recorded in said recorder's office as document number 14467969, which corner is 61.68 feet East of said East right of way line and thence Southwestwardly, a distance of 14.29 feet to the point of beginning, in Cook County, Illinois.

Parcel 1-'F':

Easement for the benefit of Parcel 1, as created by Deed from Arthur G. Leonard, and others, as Trustees to Hately Cold Storage Company, dated August 1, 1914 and recorded December 31, 1914 as document number 5555048 and re-recorded March 4, 1919 as document number 6474617, and by Deed from said Trustees to Hately Brothers Company, dated December 5, 1934 and recorded

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December 11, 1934 as document number 11521105, for passageway along and ingress and egress over: all that part or parcel of Land situated in the SouthEast 1/4 of the Southwest 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at a point on the East line of the Chicago Junction Railway Co's Iron Street right of way, said point also being at the Northwest corner of the property conveyed by John A. Spoor and Frederick S. Winston, Trustees to the Hatley Cold Storage Company by deed dated April 1, 1907 and recorded in the recorder's office of Cook County, Illinois, as document number 4219186; thence East along the North property line of the Hatley Cold Storage Company, 196.9 feet; thence Northerly at right angles to the last described line, 5.5 feet; thence Northwesterly along a line parallel to and 5.5 feet North of the Hatley Cold Storage Co's North property line, to the East line of the Chicago Junction Railway Co's Iron Street right of way; thence Southerly along the Easterly right of way line of the Chicago Junction Railway Company, to the point of beginning, in Cook County, Illinois.

Parcel 1-'G':

Easement for the benefit of Parcel 1 as created by Deed from John A. Spoor and others as Trustees to Hatley Brothers Company, a corporation of Illinois, dated February 18, 1925 and recorded October 16, 1925 as document number 9068172, for passageway along and ingress and egress over: that part of the Southwest 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at a point in the Easterly line of the 30 foot right of way of the Chicago Junction Railway Company located East of and adjoining the private street known as Iron Street which is 1380.9 feet South of the North line of said Southwest 1/4 of Section 32; thence East at right angles to said Easterly line of the 30 foot right of way, a distance of 51 feet more or less to a point which is 7 1/2 feet Northwesterly of and measured at right angles to the center line of the Westerly track of the Chicago Junction Railway Company located at this point; thence Northeasterly on a center line to a point in a line drawn parallel with and 9 1/2 feet North of the first described course and 61.68 feet East of said Easterly line of said 30 foot right of way; thence West on last described course, a distance of 61.68 feet to a point in the Easterly line of the said 30 foot right of way; thence South along the Easterly line of said 30 foot right of way line and 9 1/2 feet to the point of beginning, in Cook County, Illinois.

Parcel 1-'H':

Easement for the benefit of Parcel 1 as created by Deed from the Trustees of the Central Manufacturing District to Victor Real Estate Company, a corporation of Illinois, dated March 1, 1951 and recorded March 13, 1951 as document number 15029481, for passageway along and ingress and egress over: that real estate described as commencing at the Southwest corner of the alley mentioned in document number 6474617; thence West 30 feet on a straight line which is an extension of the South boundary line of said alley; thence North along the East line of South Iron Street; thence East 30 feet in a straight line to the East line of the Iron Street right of way of the Chicago Junction Railway Company; thence South 30 feet along said last mentioned line to the point of beginning, all in Cook County, Illinois.

Parcel 1-'I':

Easement for the benefit of Parcel 1 as reserved in Deed by Victor Real Estate Company, a corporation of Illinois, to Hatley Brothers Company, a corporation of Illinois, dated July 22, 1953 and recorded July 24, 1953 as document 15677 431 of an easement for ingress and egress of motor vehicles (without parking rights) and persons on foot over, above and across premises described as

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follows: a strip of Land 21 feet wide from North to South, located in the Southwest 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, the South line of said strip being a line which extends East from and perpendicular to East line of Iron Street right of way (30 feet wide) of the Chicago Junction Railway Company from a point thereon which is 1385.55 feet South of the North line of said Southwest 1/4 of Section 32, said strip being more particularly described as follows: beginning at a point on the above described South line which is 196.90 feet East of said East line of said right of way and running thence East on said South line, a distance of 134.62 feet; thence North perpendicular to said South line, a distance of 21 feet; thence West parallel to said South line, a distance of 133.20 feet; thence Southwardly along the arc of a circle having a radius of 222.01 feet and convex Westerly, a distance of 14.96 feet to a point 196.90 feet (measured perpendicularly) East of said East line of said right of way and 6.11 feet (measured perpendicularly) North of said South line and thence South, a distance of 6.11 feet to the point of beginning, except the East 109.9 feet thereof, in Cook County, Illinois.

Parcel 1-'J':

Easement for the benefit of Parcel 1 as granted by instrument by Hatley Brothers Company to Victor Real Estate Corporation dated July 22, 1953 and recorded July 22, 1953 as document number 15675991, of an easement for ingress and egress of motor vehicles (without parking rights) and persons on foot over and across the South 19 feet of that part of the East 1/2 of the Southwest 1/4 of Section 23, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: commencing at a point on the East line of 30 foot right of way of the Chicago Junction Railway Company which lies East of and adjoining Iron Street, 1375.30 feet South of the North line of said Southwest 1/4, said point being on the North Line of an 11 foot private alley; thence East along said North line of alley, said point being perpendicular to said East right of way line, 81.62 feet to the point of beginning; thence continuing East on last described line, 73.6 feet; thence Northeasterly on a curved line convex to the Northwest having a radius of 231.01 feet to a point which is 106.0 feet Northeasterly measured on a chord making an angle with said North line of alley 71 degrees 19 minutes East to north; thence Southwesterly 63.25 feet to a point on a line which makes an angle of 29 degrees 38 minutes with said chord; thence continuing Southwesterly on a curved line convex to the Northwest and being tangent to last described line at said point of curve and having a radius of 2292.01 feet, a distance of 63.9 feet to a point of compound curve; thence continuing in the same general direction on a curved line having a radius of 130.65 feet to the point of beginning, in Cook County, Illinois.

Parcel 2:

That part of the East 1/2 of the Southwest 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at the point of intersection of a line parallel to and 763 feet South from the North line of the said Southwest 1/4 with the Easterly line of the 30 foot right of way of the Chicago Junction Railway Company; thence Southerly on the said right of way line 260 feet; thence Easterly at right angles from the said right of way line 353.22 feet, more or less, to the Westerly Dock of the South Fork of the South Branch of the Chicago River; thence Northwesterly along the said Dock 268.56 feet to its intersection with a line parallel to and 763 feet South from the North line of the Southwest 1/4 of Section 32 aforesaid; and thence West on the last described line 328.24 feet, more or less, to the point of beginning, in Cook County, Illinois.