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Edward M. Moody
Cook County Recorder of Deeds
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SPECIAL WARRANTY DEED

The Grantor, **ROBERT WILLIAM CUNNINGHAM**, having an address of 9750 W. 75th Street, Hodgkins, Illinois 60525, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby GRANT, SELL, and CONVEY to **BUBBLY CREEK LLC**, an Illinois limited liability company ("Grantee"), an undivided 14.28568% interest, as tenants in common, in 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

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 Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided, that this conveyance and the warranty of Grantor herein contained are subject to those matters set forth in Exhibit "B" which is attached hereto and incorporated herein.

[Signature Page to Follow]

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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 309.41 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 227.91 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 231.52 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 51.73 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 313.90 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 1055684 7, 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 G. 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 Hatley 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 Hatley 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 1.05 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 Hatley 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 Hatley 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 1330.4 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.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General Real Estate Taxes for the year 2018 and subsequent years.
2. Agreement dated January 16, 1924 as document 8820066 between John A. Spoor, and others, as Trustees, to Chicago River and Indiana Railroad Company giving and granting said Railroad Company an easement in perpetuity over and upon strips of Land shown on plat attached to said instruments as Exhibit "A" and relating to the granting of additional easements in the event of sale or use of Lands owned by the Trustees, and the terms, provisions and conditions contained in said Agreement. Affects Parcel 1.
2. Grant of use and perpetual lease to the Chicago and Indiana State Line Railway Company, a strip of Land 30 feet wide to be exclusively occupied by said Railway Company but only for the construction and maintenance thereon and right of way for a railroad from John A. Yale, and others, by Agreement recorded as document 644844 dated June 25, 1980 and recorded August 6, 1985 and to the terms, provisions and conditions contained in said Agreement.
3. Grant of easement by Chicago Junction Railway Company to Central Manufacturing District dated August 6, 1958 and recorded August 8, 1958 as document 17284533 granting easements to maintain, repair, renew, use and permit others to use the private roadways in Section 32, aforesaid described in document 644844, and the terms, provisions, conditions and covenants contained therein.
4. Easement for private alley over the North 15 feet of Parcel 1 as contained in Deed from John C. Spoor, and others, as Trustees to Edward Rosing dated May 3, 1913 recorded June 6, 1913 as document 5201047. Affects Parcel 1.
5. Provisions relating to the payment of costs of maintenance and repairs of Parcels 1B, 1C, 1F, and 1G as contained in Deeds from John A Spoor, and others, to Edward Rosing dated May 3, 1913 recorded as document 5201047 (Affects Parcel 1C); from Aruthur G. Leonard, and others, as Trustees to Reed and Prince Manufacturing Company, a corporation of Massachusetts dated December 16, 1929 recorded as document 10556847 (Affects Parcel 1B); from Arthur G. Leonard, and others, as Trustees to Hately Brothers Company Dated December 5, 1934 and recorded as document 11521475 (affects Parcel 1F) and from Arthur G. Leonard, and others, as Trustees to Hately Brothers Company Dated February 18, 1925 recorded as document 9068172 (affects Parcel 1G).
6. Reservation of easement over and across Parcel 1C for the operation and maintenance of switch tracks East of and adjoining to the East line and West of and adjoining the West Line of same said easement to be 7 1/2 feet on each side of said tracks as contained in Deed from John A. Spoor, and others, as Trustees to Edward Rosing recorded as document 5201047.
7. Reservation of the right and easement in perpetuity to use the tracks located on the West End of Parcel 1B for movement and operation of engines and cars over the same with provisions for the maintenance of same as contained in Deed from Arthur G. Leonard, and others, as Trustees to Reed and Prince Manufacturing Company Dated December 16, 1929 and recorded December 18, 1929 as document 10556847.
8. Reservation of perpetual easements over and across part of Parcel 1F for the operation and maintenance of four or more switch tracks as located or as may be relocated as contained in Deed from John Spoor, and others as Trustees to Hately Cold Storage Company, a corporation of Illinois, dated August 1, 1914 and recorded December 31, 1914 as document 5555048 and re-recorded March 4, 1919 as

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document 6474617 and Deed from Arthur G. Leonard, and others, to Hatley Bros Company, a corporation of Illinois, dated December 5, 1934 and recorded December 11, 1934 as document 11521105.

Note: By instrument dated November 15, 1932 and recorded July 25, 1934 as document 11466598 the above easement was purported to be vacated and a new easement created relocating the tracks over Parcel 1F. Affects Parcel 1F.

9. Grant made by Victor Real Estate Company, a corporation of Illinois, to Hatley Brothers Company, a corporation of Illinois, dated October 22, 1953 and recorded October 30, 1953 as document 15728828 which permits the encroachment of 1 1/2 feet by the I-beams and concrete footings in connection with a barrier along South line of that part of Parcel 1 North and adjoining the East 109.90 feet of the parcel of Land excepted from said Parcel 1. Affects Parcel 1.

10. Rights of the public, the State of Illinois, and the municipality in and to that part of the Land used for street or roadway. Affects Parcels 1A to 1H.

11. Charge for maintenance and repair of Parcel 1B as contained in Deed dated December 16, 1929 and recorded December 18, 1929 as document 10556847. Affects Parcel 1B.

12. Encroachment of enclosed frame entrance on concrete base and chute on building on premises South and adjoining Parcel 1B which impedes the unobstructed use of Parcel 1B. Affects Parcel 1B.

13. Rights of Chicago Junction Railway Company, its successors, lessees and assigns under a perpetual and exclusive easement for the construction, maintenance and repair of railroad tracks and for other purposes over, upon and across Parcel 1A and parts of Parcel 1E and Parcel 1F under an unrecorded lease dated December 1, 1913 between the Chicago Junction Railway and John A. Spoor, and others, as Trustees, and the Terms, Provisions and Conditions of said lease. Affects Parcels 1A, 1E, 1F 1I and 1J.

14. Lease made by Chicago Junction Railway Company, a corporation of Illinois, and others, to the Chicago River and Indiana Railroad Company, a corporation of Illinois, of certain railroad rights of way over Parcels 1A, 1D, part of Parcels 1E and 1F, and all of Parcel 1H dated May 19, 1922 and recorded July 17, 1922 as document 7577577 for a term of 99 years beginning May 19, 1922 with the right of extending said lease in perpetuity and with grant of option to purchase to New York Central Railroad all of the properties proposed to be leased and all rights thereunder and all acts done or suffered thereunder by said lessee or by any party claiming by, through, or under said Lessee. Affects Parcels 1A, 1D, 1E, 1F, 1H, 1I, and 1J.

15. Terms, provisions and conditions relating to said easements described as Parcels 1A to 1J, both inclusive, contained in the instruments creating such easements. Rights of the adjoining owner or owners to the concurrent use of said easements.

16. Provisions relating to purchases of electric current, installation and equipment on the Land and relating to payment of part of costs of maintenance and repairs of Parcels 1A to 1H as contained in Deed from Frederick H. Prince, and others as Trustees of the Central Manufacturing District, under an Indenture and Declaration of Trust dated February 1, 1916 and recorded as document 5814222, to Victor Real Estate Company, a corporation of Illinois, dated March 1, 1951 as document 15029481. Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition. Affects Parcels 1A to 1H.

Easement in perpetuity over, upon, along and across the surface of the North 15 feet of Parcel 1 for use as part of a 30 foot private alley as reserved in Deed from Frederick H. Prince, and others as Trustees of the

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Central Manufacturing District under an Indenture and Declaration of Trust dated February 1, 1916 and recorded as document 5814222 to Victor Real Estate Company, a corporation of Illinois, dated March 1, 1951 and recorded March 13, 1951 as document 15029481, together with the right in said Trustees, their successors, grantees and assigns, to dedicate said 30 foot private alley or any part thereof to the public for a public alley. Affects Parcel 1.

17. Agreement dated January 16, 1924 as document 8820066 between John A. Spoor, and others as Trustees to Chicago River and Indiana Railroad Company giving and granting to said Railroad Company easements in perpetuity over and upon strips of Land shown in the plat attached to said instrument as Exhibit "A" and relating to the granting of additional easements in the event of sale or use of Lands owned by the Trustees and to all the terms, provisions and conditions contained in said Agreement. Affects Parcel 1A to 1H.

18. Covenant and agreement contained in the Deed from John A. Spoor, and others as Trustees to Hatley Brothers Company, a corporation of Illinois, dated November 27, 1918 and recorded January 6, 1919 as document 6444119 that the grantee, its successors and assigns, will pay the entire cost of maintaining and otherwise improving portion of the private alley South when from time to time such maintenance shall in the discretion of the grantors therein be deemed necessary Note: A breach or violation of the aforesaid covenant will not cause a forfeiture or reversion of title Affects Parcel 1J.

19. Easement for construction and operation of a railroad over that part of the South 1/2 of Section 32 lying South of the South 300 feet of North 633 feet, West of the Dock Line of South Branch of the Chicago River and East of the right of way of the Chicago Junction Railway Company with right to change location and right to others to use the same as created by Deed from John A. Spoor and Frederick S. Winston, as Trustees, to J. W. Sefton Manufacturing Company dated May 1, 1907 and recorded June 3, 1907 as document 4046196. Roadways, streets, alleys, private driveways, railroad and railway rights of way, switch tracks, side tracks and railroad lands. Affects Parcel 2.

20. Easements, covenants and agreements contained in Deed from John A. Spoor and Arthur G. Leonard, as Trustees, recorded June 6, 1913 as document 5201047 relating to the cost of improving and maintaining the private street upon which the Land is located and the pavements, parkways, walks, sewers and water lines therein and creating an easement over and upon the South 15 feet of the Land for part of a 30 foot private alley and creating a perpetual easement over and across the Land for maintenance and operation of switch tracks along and immediately adjoining the East and West boundary lines of the Land, said last easement to cover 7 1/2 feet on either side of center lines of said tracks. Affects Parcel 2.

21. Easement over the North 14 feet of the Land for ingress and egress for the use and benefit of property North and adjoining the Land as created by Grant dated March 13, 1967 and recorded June 26, 1967 as document 20177577 and the covenants and agreements therein contained. Affects Parcel 2.

22. Easements disclosed by the Plat of Survey by John D. McTigue Professional Land Surveyors dated July 22, 1997 Order No. 91-748A, as follows: Easement for ingress and egress over the South 15 feet of the Land per document 17527987. Easement for private alley over the South 15 feet of the Land per document 5201047. Easement for ingress and egress 45.0 feet by 80.0 feet at the Southwest portion of the Land per document 92578040. Easement for maintenance and operation of switch tracks along and immediately adjoining the East and West lines of the Land 7.5 feet on either side of center lines of tracks per document 5201047. Affects Parcel 2.

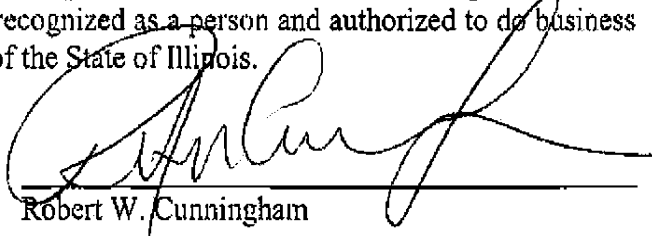
23. Encroachment of blacktop area located mainly on the Land over onto the West line by about 15 feet disclosed by the Plat of Survey by John D. McTigue Professional Land Surveyors dated July 22, 1997 Order No. 91-748A. Affects Parcel 2.

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STATEMENT BY GRANTOR AND GRANTEE

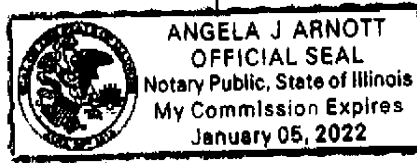
The grantor(s) or their agent affirm that, to the best of their knowledge, the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 title to real estate under the laws of the State of Illinois.

Subscribed and sworn to before me this 6 day of November, 2019.


Robert W. Cunningham

Notary Public



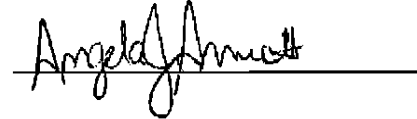


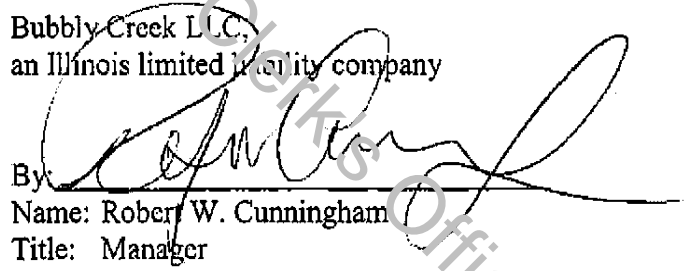
The grantee(s) or their agent affirms that, to the best of their knowledge, the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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 title to real estate under the laws of the State of Illinois.

Subscribed and sworn to before me this 6 day of November, 2019.

Bubbly Creek LLC,
an Illinois limited liability company

Notary Public



By 
Name: Robert W. Cunningham
Title: Manager

