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This document was prepared by
Jessica Simons
Sterling Bay
1330 W. Fulton Street, Suite 800
Chicago, IL 60607

When recorded return to:
Alloy Property Company, LLC
c/o Hudson Americas, L.P.
2711 N. Haskell Avenue, Suite 1800
Dallas, Texas 75204
Attn: Legal Department

1935740012D

Doc# 1935740012 Fee \$63.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/23/2019 04:20 PM PG: 1 OF 7

(Above Space for Recorder's Office)

CC HI 1904011 LD - TMS - (146)

SPECIAL WARRANTY DEED

The Grantor, 1511 W. WEBSTER, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, having its principal office at c/o Sterling Bay, 1330 W. Fulton Street, Suite 800, Chicago, IL 60607, for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations in hand paid, does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, AND CONVEY to ALLOY PROPERTY COMPANY, LLC, a Delaware limited liability company, having its principal office at c/o Hudson America, L.P., 2711 N. Haskell Avenue, Suite 1800, Dallas, Texas 75204, Attn: Legal Department, (the "Grantee") the real property more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property"), situated in the County of Cook in the State of Illinois, subject to the Permitted Exceptions set forth on Exhibit B, attached hereto and made a part hereof. Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

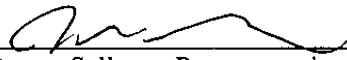
TO HAVE AND TO HOLD the property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and to Grantee's successors and assigns, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof through or under Grantor but otherwise subject however to the Permitted Exceptions.

[Signature page follows.]

Exempt under provisions of Paragraph L Section 3-33-060 Chicago Real Property Transfer Tax Code

12-18-19

Date


Buyer, Seller or Representative

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SC
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Dated this 23rd day of December, 2019.

1511 W. WEBSTER, LLC,
a Delaware limited liability company

By: _____
Name: Andrew Glow
Title: Authorized Signatory

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Elise Oppermann, a Notary Public, in and for the State aforesaid, do hereby certify, that Andrew Glow, as Authorized Signatory of 1511 W. Webster, LLC, a Delaware limited liability company who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such member appeared before me this day in person and acknowledged he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.



GIVEN under my hand and notarial seal this 18th day of December, 2019.


[Signature]
Notary Public

My Commission Expires:
2/2/22



SEND FUTURE TAX BILLS TO:
Alloy Property Company, LLC
c/o Hudson Americas, L.P.
2711 N. Haskell Avenue, Suite 1800
Dallas, Texas 75204
Attn: Legal Department

REAL ESTATE TRANSFER TAX		23-Dec-2019
	COUNTY:	794.00
	ILLINOIS:	1,588.00
TOTAL:		2,382.00
14-32-120-003-0000 20191201664299 1-931-195-744		

REAL ESTATE TRANSFER TAX		23-Dec-2019
	CHICAGO:	0.00
CTA:		0.00
TOTAL:		0.00
14-32-120-003-0000 20191201664299 1-027-405-152		

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

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EXHIBIT A TO SPECIAL WARRANTY DEED

THAT PART OF LOT 8 AND THE NORTH 1/2 OF LOT 9 IN SUB-BLOCK 6 IN DOMINICK'S SUBDIVISION OF LOTS 1, 2, AND 3 IN BLOCK 14 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 9 AFORESAID WITH THE EAST LINE THEREOF, BEING ALSO THE WESTERLY LINE OF NORTH DOMINICK STREET; THENCE NORTH 31°04'00" WEST ALONG SAID WESTERLY LINE OF NORTH DOMINICK STREET 48.95 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 23°16'12" WEST 37.11 FEET; THENCE SOUTH 64°50'41" WEST 187.99 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF LOT 9 AFORESAID; THENCE NORTH 88°56'21" EAST ALONG SAID SOUTH LINE OF THE NORTH HALF OF LOT 9, A DISTANCE OF 210.12 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property Commonly known as: vacant land, 2128 N. Dominick Street, Chicago, IL 60614

Tax Parcel number: part of 14-32-120-003-0000

Property of Cook County Clerk's Office

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EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. General Real Estate taxes for the year 2019, a lien not yet due or payable.
2. Terms, conditions and limitations contained in the No Further Remediation Letter issued by the Illinois Environmental Protection Agency and recorded November 16, 2011 as document 1132031022.
3. Encroachment of the temporary construction fence located mainly on the land onto the public way east and adjoining by an undisclosed measurement, as shown on plat of survey number 2019-27647-001 prepared by Gremley & Biedermann dated August 21, 2019.

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

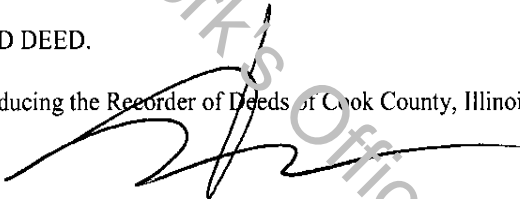
STATE OF ILLINOIS }
 }
 COUNTY OF COOK } SS
 }

THE UNDERSIGNED, being duly sworn on oath, states that HE resides at COOK COUNTY, IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 OR
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
- 3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- ④ The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. 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 public use.
- 8. Conveyances made to correct legal descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

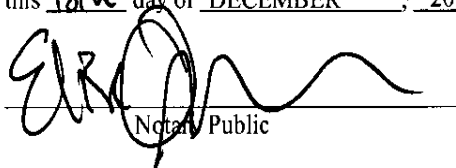
Affiant further states that HE makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



ANDREW GLOOR, AUTHORIZED SIGNATORY OF
1511 W. WEBSTER, LLC

SUBSCRIBED AND SWORN TO before me

this 18th day of DECEMBER, 2019.


 Notary Public




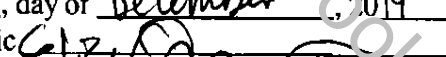
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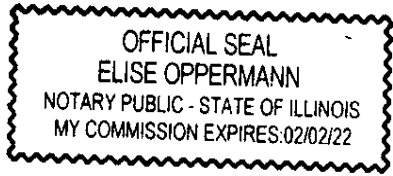
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his 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 title to real estate under the laws of the State of Illinois.

Dated December 18, 2019

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Andrew Glow
This 18th, day of December, 2019
Notary Public 



The **grantee** or his 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 title to real estate under the laws of the State of Illinois.

Date _____, 20__

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This _____, day of _____, 20__
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 a Class A misdemeanor for subsequent offenses.

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

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his 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 title to real estate under the laws of the State of Illinois.

Dated _____, 20____

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
By the said _____
This _____, day of _____, 20____
Notary Public _____

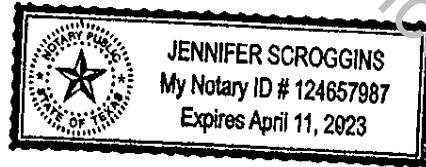
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date Dec. 17, 2019

Signature: _____

Grantee or Agent
Laura P. Sims
Vice President

Subscribed and sworn to before me
By the said Grantee
This 17th, day of December, 2019
Notary Public Jennifer Scroggins



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 a Class A misdemeanor for subsequent offenses.

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