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Doc#: 2002355118 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/23/2020 10:41 AM Pg: 1 of 5

Prepared by:

Bridgestone Americas, Inc.
Attn: Law Dept. – Real Estate
200 4th Avenue South
Nashville, Tennessee 37201
PN 158631

Dec ID 20200101693972
ST/CO Stamp 1-443-169-120 ST Tax \$25.50 CO Tax \$12.75
City Stamp 2-117-247-840 City Tax: \$267.75

After Recording return to:

Bridgestone Americas, Inc.
Attn: Law Dept. – Real Estate
200 4th Avenue South
Nashville, Tennessee 37201

Send Subsequent Tax Bills to:

Bridgestone Americas, Inc.
Attn: Property Tax Dept. – BOC
200 4th Avenue South
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

THIS INDENTURE, executed as of this 2 day of January, 2019, and effective as of the 9 day of January, 2019, between **EVERGREEN PLAZA ASSOCIATES III, L.P.**, an Illinois limited partnership (“Grantor”) and **BRIDGESTONE RETAIL OPERATIONS, LLC**, a Delaware limited liability company, having its principal place of business at 200 4th Avenue South, Nashville, Tennessee 37201 (“Grantee”).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt of which is hereby acknowledged, and pursuant to authority of the Grantor, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto the Grantee, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois (the “Property”), known and described as follows, to wit: see legal description attached hereto as **Exhibit A**. The conveyance is subject to the Permitted Encumbrances set forth on **Exhibit B** attached hereto and made apart hereof.

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

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, it **WILL WARRANT AND DEFEND**, subject only to those matters set forth on Exhibit B attached hereto and made a part hereof.

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By accepting this instrument, the Grantee expressly understands and agrees, anything herein to the contrary notwithstanding, that no individual member of the Grantor or any of its officers, officials, representatives or employees shall be personally liable for any of the Grantor's obligations or any undertaking or covenant of Grantor contained in this instrument.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents the day and year first above written.

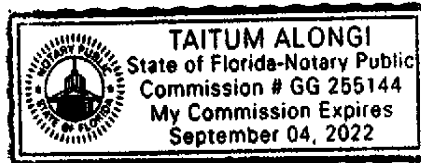
EVERGREEN PLAZA ASSOCIATES III, L.P.,
an Illinois limited partnership

By: TPG Plaza III, Inc., a Missouri corporation, its General Partner

By: 
Name: Bruce A. Provo
Its: President

STATE OF Florida
COUNTY OF Lee

SS.






The undersigned, a Notary Public, in and for the county and state aforesaid, DOES HEREBY CERTIFY that Bruce A. Provo, President of TPG Plaza III, Inc., the General Partner of **EVERGREEN PLAZA ASSOCIATES III, L.P.**, 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 to me that he/she, being thereunto duly authorized, signed and delivered said instrument as his/her free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 2 day of January, 20 2019.

Taitum Alongi
Notary Public

My Commission Expires: September 4, 2022

REAL ESTATE TRANSFER TAX		15-Jan-2020
	COUNTY:	12.75
	ILLINOIS:	25.50
	TOTAL:	38.25
25-07-100-054-0000 20200101693972 1-443-169-120		

REAL ESTATE TRANSFER TAX		15-Jan-2020
	CHICAGO:	191.25
	CTA:	76.50
	TOTAL:	267.75 *
25-07-100-054-0000 20200101693972 2-117-247-840		

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

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 23 THROUGH 28 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING OF WESTERN AVENUE) IN BLOCK 4, IN HIGHLAND ADDITION TO LONGWOOD, BEING A RESUBDIVISION OF CALUMET HIGHLANDS, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. All Real Estate Taxes
2. Municipal and zoning laws and ordinances.
3. Building lines, building and use and occupancy restrictions.
4. Public and utility easements.
5. Fences constructed and existing at the Property.
6. Covenants, conditions, restrictions and easements of record.
7. Acts done or suffered to be done by the Grantee