

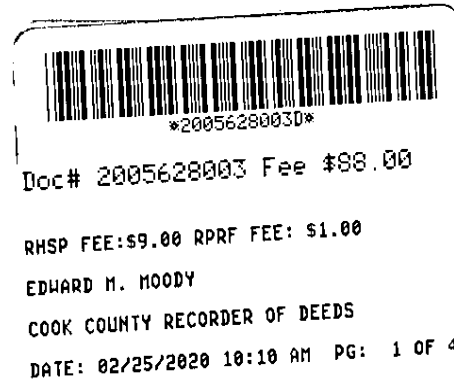
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Call 19020001WF
CTIC

THIS DOCUMENT PREPARED BY:
T. Gregory Mieczynski
Huck Bouma P.C.
1755 South Naperville Road, Suite 200
Wheaton, IL 60189

AFTER RECORDING MAIL TO:
Bradley G. Hart
Bradley & Riley PC
2007 1st Avenue SE
Cedar Rapids, IA 52406

NAME & ADDRESS OF TAXPAYER:
Dexter Real Estate Holdings IL, LLC
2211 W. Grimes Avenue
Fairfield, IA 52556



(above space for Recorder's use only)

SPECIAL WARRANTY DEED

BLUE KANGAROO PROPERTIES, LLC - ARMITAGE, an Illinois limited liability company ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has Granted, Sold, and Conveyed, and by these presents does Grant, Sell, Convey and Specially Warrant, unto DEXTER REAL ESTATE HOLDINGS IL, LLC, an Iowa limited liability company, ("**Grantee**") having an address of 2211 W. Grimes Avenue, Fairfield, IA 52556, (i) all that real property situated in the County of Cook, State of Illinois, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, and (ii) together with all improvements now or hereafter situated thereon owned by Grantor (collectively, the "**Property**").

This Special Warranty Deed is made and accepted expressly subject to the matters set forth in Exhibit B attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances belonging in any way to the Property, unto the said Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property to Grantee, its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, by, though, or under Grantor, but not otherwise.

Signature Page Follows

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IN WITNESS WHEREOF, Grantor has executed this Deed, to be effective as of this 19th day of February, 2020.

GRANTOR:

BLUE KANGAROO PROPERTIES, LLC - ARMITAGE,
an Illinois limited liability company
By: Hughes Enterprises, Inc., Manager

By *Gordon S. Hughes*
Gordon S. Hughes, President

Property of Cook County Clerk's Office

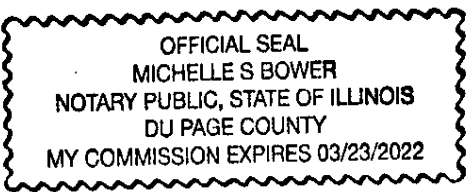
STATE OF ILLINOIS §
 §
COUNTY OF DUPAGE §

This instrument was acknowledged before me this 13th day of February, 2020, by Gordon S. Hughes, as President of Hughes Enterprises, Inc., a Manager of BLUE KANGAROO PROPERTIES, LLC - ARMITAGE, an Illinois limited liability company on behalf of said entity.

(NOTARY STAMP)

Michelle S Bower
Notary Public in and for State of Illinois

My Commission Expires: 03/23/2022



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EXHIBIT A

Legal Description

Property Address: 4843-51 W. Armitage Avenue, Chicago, IL 60639



For APN/Parcel ID(s): 13-33-402-035-0000

LOTS 4 TO 8 BOTH INCLUSIVE IN BLOCK 2 IN LYFORD AND MANN'S ADDITION TO CRAGIN, IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

REAL ESTATE TRANSFER TAX	20-Feb-2020
 CHICAGO:	9,333.75
CTA:	3,733.50
TOTAL:	13,067.25 *

13-33-402-035-0000 | 20200201606664 | 0-898-484-064

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

REAL ESTATE TRANSFER TAX	20-Feb-2020
 COUNTY:	672.25
 ILLINOIS:	1,244.50
TOTAL:	1,866.75

13-33-402-035-0000 | 20200201606664 | 0-557-524-832

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HB 02.12.10

EXHIBIT B

Armitage Property

General and special real estate taxes not yet due and payable.

Matters which would be disclosed by an ALTA survey of the subject property.

Acts of Grantee, and those claiming by, through and under Grantee.

General Exceptions and Exceptions E12 and F13 as identified on Schedule B, Part II of that certain ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company as commitment number 19020001WF.

**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office