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This Document Prepared By:

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After Recording Return To:

Michael B. Brodigan, Esq.
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Boston, MA 02109



Doc# 2006445089 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/04/2020 02:38 PM PG: 1 OF 11

CCH 1906313 LK

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **VK 4000 RACINE, LLC**, an Illinois limited liability company (hereinafter the "Grantor"), having its principal place of business at 9500 Bryn Mawr, Suite 340, Rosemont, Illinois 60018, for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby **GRANTS, BARGAINS AND SELLS** to **CD 210 CHICAGO INFILL PROPERTY LLC**, a Delaware limited liability company (the "Grantee"), having an address of CD 210 Chicago Infill Property LLC, c/o Taurus Investment Holdings, LLC, Two International Place, Suite 2710, Boston, MA 02110, and its successors and assigns forever, the land situated in the County of Cook, State of Illinois described as follows (the "Property"):

PARCEL 1:

THAT PART OF THE EAST 25 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF SAID EAST 25 ACRES AT A POINT THEREON WHICH IS 627.87 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST 25 ACRES, AND RUNNING THENCE NORTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 128.24 FEET TO A POINT 601.72 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 AND 3,343.53 FEET WEST OF THE EAST LINE OF SAID SECTION 5; THENCE EASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 123.89 FEET TO A POINT 590.32 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 AND 3,220.13 FEET WEST OF THE EAST LINE OF SAID SECTION 5; THENCE NORTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 334.74 FEET TO A POINT 492.47 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 AND 2,899.75 FEET WEST OF THE EAST LINE OF SAID SECTION 5; THENCE NORTHEASTWARDLY ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 797.86 FEET, A DISTANCE OF 230.32 FEET TO A POINT 458.75 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 AND 2672.63 FEET WEST OF THE EAST LINE OF SAID SECTION 5; THENCE EASTWARDLY ALONG A STRAIGHT LINE (THE EASTERLY TERMINUS OF WHICH IS A POINT 462.62 FEET SOUTH OF THE NORTH LINE AND 439.31 FEET WEST OF THE EAST LINE OF THE EAST 1/2 OF SAID SECTION 5) A DISTANCE OF 7.50 FEET TO A POINT WHICH IS 2,665.13 FEET WEST OF THE EAST LINE OF SAID SECTION 5;

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THENCE SOUTHWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 40.10 FEET TO A POINT WHICH IS 498.85 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 AND 2,665.17 FEET WEST OF THE EAST LINE OF SAID SECTION 5; THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE CONVEX TO THE EAST AND HAVING A RADIUS OF 302.00 FEET, A DISTANCE OF 141.84 FEET TO A POINT WHICH IS 635.60 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 AND 2,697.98 FEET WEST OF THE EAST LINE OF SAID SECTION 5; THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE CONVEX TO THE WEST AND HAVING A RADIUS OF 382.00 FEET, A DISTANCE OF 149.42 FEET TO A POINT WHICH IS 778.60 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 AND 2,738.29 FEET WEST OF THE EAST LINE OF SAID SECTION 5; THENCE SOUTHWARDLY ALONG A STRAIGHT LINE (THE SOUTHERLY TERMINUS OF WHICH IS A POINT 1120.15 FEET SOUTH OF THE NORTH LINE AND 119.75 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 AND WHICH IS ALSO 2,765.43 FEET WEST OF THE EAST LINE OF SAID SECTION 5), A DISTANCE OF 93.79 FEET TO A POINT WHICH IS 2,745.72 FEET WEST OF THE EAST LINE OF SECTION 5 AND WHICH IS ALSO THE POINT OF INTERSECTION OF SAID STRAIGHT LINE WITH A WESTWARD EXTENSION OF THE SOUTH LINE OF THE NORTH 872.00 FEET OF THE EAST 1/2 OF SECTION 5; THENCE WESTWARDLY ALONG A LINE PERPENDICULAR TO SAID STRAIGHT LINE, A DISTANCE OF 279.72 FEET TO A POINT WHICH IS 850.71 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 AND 3,024.56 FEET WEST OF THE EAST LINE OF SAID SECTION 5, AND WHICH IS ALSO THE POINT OF INTERSECTION OF SAID PERPENDICULAR LINE WITH THE NORTHEASTERLY LINE OF THE PROPERTY OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY AS DEFINED IN DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON OCTOBER 2, 1963, AS DOCUMENT 18929946; THENCE NORTHWESTWARDLY ALONG SAID NORTHEASTERLY PROPERTY LINE, BEING HERE THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 1,433.00 FEET, A DISTANCE OF 376.91 FEET TO THE POINT ON SAID NORTHEASTERLY PROPERTY LINE WHICH IS 667.41 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 AND 3,352.16 FEET WEST OF THE EAST LINE OF SAID SECTION 5; THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 118.91 FEET TO A POINT ON THE WEST LINE OF SAID EAST 25 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, WHICH IS 646.71 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST 25 ACRES, AND THENCE NORTH ALONG SAID WEST LINE OF THE EAST 25 ACRES, A DISTANCE OF 18.87 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE EAST 25 ACRES OF NORTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 2,745.72 FEET WEST OF THE EAST LINE OF SAID SECTION 5, AND WHICH IS ON A WESTWARD EXTENSION OF THE SOUTH LINE OF THE NORTH 872.00 FEET OF SAID EAST 1/2 OF SECTION 5 (SAID POINT BEING THE POINT OF INTERSECTION OF SAID WESTWARD EXTENSION OF THE SOUTH LINE OF THE NORTH 872.00 FEET OF THE EAST 1/2 OF SECTION 5 WITH A STRAIGHT LINE WHICH EXTENDS SOUTHWARDLY OF A POINT WHICH IS 778.60 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 AND 2,738.29 FEET WEST OF THE EAST LINE OF SAID SECTION 5, TO A POINT WHICH IS 1,120.15 FEET SOUTH OF THE NORTH LINE AND 119.75 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 AND WHICH IS ALSO 2,765.43 FEET WEST OF THE EAST LINE OF SAID SECTION 5) AND RUNNING THENCE WESTWARDLY ALONG A LINE PERPENDICULAR TO SAID STRAIGHT LINE A

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DISTANCE OF 279.72 FEET TO A POINT WHICH IS 850.71 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 AND 3,024.56 FEET WEST OF THE EAST LINE OF SAID SECTION 5 AND WHICH IS ALSO THE POINT OF INTERSECTION OF SAID PERPENDICULAR LINE WITH THE NORTHEASTERLY LINE OF THE PROPERTY OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY AS DEFINED IN DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON OCTOBER 2, 1963 AS DOCUMENT NUMBER 18929946; THENCE SOUTHEASTWARDLY ALONG SAID NORTHEASTERLY PROPERTY LINE, BEING HERE THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 1,433.00 FEET, A DISTANCE OF 104.97 FEET TO THE POINT ON SAID NORTHEASTERLY PROPERTY LINE WHICH IS 916.50 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 AND 2,942.48 FEET WEST OF THE EAST LINE OF SAID SECTION 5; THENCE SOUTHEASTWARDLY ALONG THE NORTHEASTERLY PROPERTY LINE OF SAID RAILROAD COMPANY, BEING HERE A STRAIGHT LINE, A DISTANCE OF 128.22 FEET TO THE POINT ON SAID PROPERTY LINE WHICH IS 996.93 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 AND 2,843.34 FEET WEST OF THE EAST LINE OF SAID SECTION 5; THENCE SOUTHEASTWARDLY ALONG SAID NORTHEASTERLY PROPERTY LINE, BEING HERE A STRAIGHT LINE, A DISTANCE OF 52.83 FEET TO A POINT ON SAID PROPERTY LINE WHICH IS 1,026.53 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 AND 2,799.66 FEET WEST OF THE EAST LINE OF SAID SECTION 5; THENCE SOUTHEASTWARDLY ALONG SAID NORTHEASTERLY PROPERTY LINE (BEING HERE A STRAIGHT LINE, THE SOUTHERLY TERMINUS OF WHICH IS THE POINT ON SAID PROPERTY LINE WHICH IS 1,096.50 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 AND 2,753.98 FEET WEST OF THE EAST LINE OF SAID SECTION 5), A DISTANCE OF 68.03 FEET TO THE POINT OF INTERSECTION OF SAID PROPERTY LINE WITH THE FIRST HEREIN DESCRIBED STRAIGHT LINE, AND THENCE NORTHWARDLY ALONG SAID FIRST HEREIN DESCRIBED STRAIGHT LINE, A DISTANCE OF 211.93 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PARCEL 3:

A TRACT OF LAND IN THAT PART OF THE EAST 25 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF SAID 25 ACRES AT A POINT THEREON WHICH IS 646.71 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST 25 ACRES, AND RUNNING THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 25 ACRES, A DISTANCE OF 47.50 FEET; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 813.66 FEET, A DISTANCE OF 85.89 FEET TO A POINT WHICH IS 721.75 FEET SOUTH OF THE NORTH LINE AND 742.70 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 5; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 163.39 FEET TO A POINT WHICH IS 782.06 FEET SOUTH OF THE NORTH LINE AND 590.96 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 5; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 365.00 FEET, A DISTANCE OF 257.94 FEET TO A POINT OF INTERSECTION WITH A STRAIGHT LINE WHICH EXTENDS SOUTHEASTERLY OF A POINT WHICH IS 912.10 FEET SOUTH OF THE NORTH LINE AND 463.83 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 TO A POINT WHICH IS 979.57 FEET SOUTH OF THE NORTH LINE AND 358.17 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 (SAID POINT OF INTERSECTION BEING 950.79 FEET SOUTH OF THE

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NORTH LINE AND 403.29 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 5); THENCE SOUTHEASTWARDLY ALONG SAID STRAIGHT LINE, A DISTANCE OF 53.53 FEET TO SAID POINT WHICH IS 979.57 FEET SOUTH OF THE NORTH LINE AND 358.17 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 5; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 68.50 FEET TO A POINT WHICH IS 1,025.28 FEET SOUTH OF THE NORTH LINE AND 307.24 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 5; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, THE SOUTHEASTERLY TERMINUS OF WHICH IS A POINT WHICH IS 1,070.39 FEET SOUTH OF THE NORTH LINE AND 258.16 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 24.06 FEET; THENCE EAST ALONG A STRAIGHT LINE, A DISTANCE OF 45.81 FEET TO A POINT WHICH IS 1041.44 FEET SOUTH OF THE NORTH LINE AND 243.73 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 5; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 1,136.28 FEET, A DISTANCE OF 194.82 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CIRCLE CONVEX TO THE WEST AND HAVING A RADIUS OF 704.00 FEET, AND EXTENDING NORTHWARDLY OF A POINT WHICH IS 1,375.13 FEET SOUTH OF THE NORTH LINE AND 92.97 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 5 TO A POINT WHICH IS 1,120.15 FEET SOUTH OF THE NORTH LINE AND 119.75 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 5, (SAID POINT OF INTERSECTION BEING 1,192.77 FEET SOUTH OF THE NORTH LINE AND 121.69 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 5); THENCE NORTHWARDLY ALONG SAID LAST DESCRIBED ARC OF A CIRCLE CONVEX TO THE WEST AND HAVING A RADIUS OF 704.00 FEET, A DISTANCE OF 72.68 FEET TO SAID POINT WHICH IS 1,120.15 FEET SOUTH OF THE NORTH LINE AND 119.75 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 5; THENCE NORTHWARDLY ALONG A STRAIGHT LINE, HAVING AS ITS NORTHERLY TERMINUS A POINT WHICH IS 778.60 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 AND 2,738.29 FEET WEST OF THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 36.83 FEET; THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, BEING THE NORTHEASTERLY LINE OF THE PROPERTY LINE OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY AS DEFINED IN DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON OCTOBER 2, 1963 AS DOCUMENT NO. 1892946, A DISTANCE OF 68.03 FEET TO A POINT ON SAID PROPERTY LINE WHICH IS 1,026.53 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 AND 2,799.66 FEET WEST OF THE EAST LINE OF SAID SECTION 5; THENCE NORTHWESTWARDLY ALONG SAID NORTHEASTERLY PROPERTY LINE, BEING HERE A STRAIGHT LINE, A DISTANCE OF 52.83 FEET TO A POINT ON SAID PROPERTY LINE WHICH IS 996.93 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5; THENCE NORTHWESTWARDLY ALONG SAID NORTHEASTERLY PROPERTY LINE, BEING HERE A STRAIGHT LINE, A DISTANCE OF 128.22 FEET TO THE POINT ON SAID NORTHEASTERLY PROPERTY LINE WHICH IS 916.50 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 AND 2,942.98 FEET WEST OF THE EAST LINE OF SAID SECTION 5; THENCE NORTHWESTWARDLY ALONG SAID NORTHEASTERLY PROPERTY LINE, BEING HERE THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 1,433.00 FEET, A DISTANCE OF 481.88 FEET TO THE POINT ON SAID NORTHEASTERLY PROPERTY LINE WHICH IS 667.41 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 AND 3,352.16 FEET WEST OF THE EAST LINE OF SAID SECTION 5, AND THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 118.91 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREOF, THE MINERALS UNDERLYING

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THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF SAID MINERAL ESTATE), IN COOK COUNTY, ILLINOIS.

P.I.N. Nos.: 20-05-102-033-0000; 20-05-102-038-0000; 20-05-102-048-0000


Property Address: 4000 S. Racine Avenue, Chicago, IL 60609



TO HAVE AND TO HOLD the Property, together with all and singular the privileges and appurtenances belonging thereto 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 Property, with the hereditaments and appurtenances, unto the said Grantee, its successors and assigns forever.

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on Exhibit A attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.

Exempt from taxation under the provisions of Chicago Municipal Code 3-33-060(L).

Done and attested 2/28/20

REAL ESTATE TRANSFER TAX		02-Mar-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-05-102-033-0000 20191201671419 1-133-760-352		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		02-Mar-2020
	COUNTY:	3,750.00
	ILLINOIS:	7,500.00
	TOTAL:	11,250.00
20-05-102-033-0000 20191201671419 0-723-711-840		

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IN WITNESS WHEREOF, VK 4000 RACINE, LLC, an Illinois limited liability company has caused this Special Warranty Deed to be executed as of this 28th day of February, 2020.

VK 4000 RACINE, LLC,
an Illinois limited liability company

By: VK Industrial IV GP, LLC, its manager

By: Venture One VK IV, LLC, its manager

By: 

Roy L. Splansky, Authorized Signatory

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

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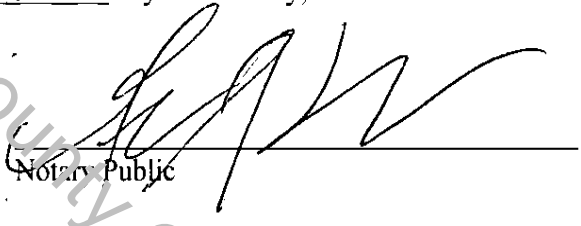
Mail Future Tax Bills To:

CD 210 Chicago Infill Property LLC
c/o Taurus Investment Holdings, LLC
Two International Place, Suite 2710
Boston, MA 02110

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

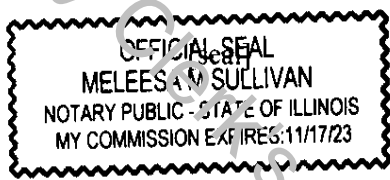
I, the undersigned, a Notary Public in said County in the State aforesaid, **DO HEREBY CERTIFY** that Roy L. Splansky, being the Authorized Signatory of Venture One VK IV, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 25th day of February, 2020.



Notary Public

My commission expires:
11/17/2023



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Exhibit A

Permitted Exceptions

1. Taxes for the year(s) 2019 and 2020

2019 final installment and 2020 taxes are not yet due or payable.

2. Existing unrecorded lease in favor of AC Moore Commerce LLC and all rights thereunder of the lessee and of any person or party claiming by, through or under the lessee.
3. Terms and provisions of parking and access easement agreement recorded November 29, 1991 as document 91627735 made by and between American National Bank and Trust Company as Trustee under Trust Agreement dated October 29, 1991 known as trust number 114727-01 grantor and American National Bank and Trust Company as Trustee Under Trust Agreement dated February 10, 1989 known as trust number 107615-00.

First modification of agreement recorded February 28, 1992 as document 92130651

(for further particulars, see record.)

4. Grant of perpetual easement made by and between the Union Stock Yard and Transit Company (grantor) and the City of Chicago (grantee) to construct and maintain a sewer along, in and under a 40 foot strip running through Section 5, Township 38 North, Range 14, East of the Third Principal Meridian together with the right of access thereto and subject to the conditions stated therein, recorded August 20, 1920 as document number 6970717.

(Affects the Land & other property not now in question)

5. The right, title and interest of the Union Stock Yard and Transit Company of Chicago, a corporation of Illinois, in and to all buildings, poles, wires, pole lines and appurtenances; conduits, pipes, pipe lines and appurtenances; walkways, runways, loading platforms and appurtenances; viaducts and bridges other than those used for railroad purposes, located on, over or under the surface of the Land, as reserved in the deed recorded March 27, 1958 as document number 17166026. (Affects the Land & Other Property not now in question)

6. Easements and rights to use, operate, maintain, repair, renew, replace and remove on, under, over and across the Land, and any and all lines, Poles, pipes, appliances, equipment, structures, facilities and appurtenances existing on and used or useful as of the date of conveyance prescribed by the conveyance order entered pursuant to Section 303 (B)(L) of the Regional Rail Reorganization Act of 1973, as amended by the Special United States District Court established pursuant to Section 209 (B) of the act, as a part of Any Railroad Communication, Signal or Interlocker System or as a part of any electric, telephone, telegraph, water, gas, steam, sanitary sewer, storm sewer or other utility system, together with the easement of reasonable access over the Land to permit the exercise of the foregoing easements and rights, and the easement for lateral support of the Land granted in the instrument recorded August 16, 1978 as document number 24586166. (Affects the Land and other property not now in question)

7. Covenants, conditions, restrictions and easements as reserved by deed recorded December 18, 1972 as document 22160943 made by the trustees of central manufacturing district to the Prudential

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Insurance Company of America for Utilities and railroad operations. (For further particulars, see record.) (Affects Parcels 1 and 2)

8. Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against Handicapped Persons), relating to maintenance of equipment, grantee releases grantor from liability from operations, maintenance, repair, renewal of grantor's Railroad, covenants regarding subsequent railroad operations and grantee holds grantor harmless for any environmental and pollution matters contained in the document recorded November 29, 1991 as Document No. 91627733 which does not contain a reversionary or forfeiture clause. (Affects Parcel 3)
9. The following encroachments as shown on Plat of survey by MM Surveying Co. Inc., Number 92167 dated February 18, 2020:
 - A. The woven wire fence located mainly on the Land onto the Land North and adjoining by various distances.
 - B. Encroachment of the concrete pavement located mainly on the property southwest and adjoining, onto the southerly portion of the land by various distances.
 - C. Encroachment of the one story concrete block building located mainly on parcel 2, onto the easement recorded as document 22160943 along the north line by an undisclosed amount.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Roy Splansky, being duly sworn on oath, states that
he resides at 9500 Bryn Mawr Ave., Suite 340, Rosemont, IL 60018. 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 in size which does not involve any new streets or easements of access.
3. The divisions 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 easement 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 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.

See Attached Signature Page

SUBSCRIBED and SWORN to before me

this 15th day of February, 2020.

[Signature]
Notary Public

