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After Recording return to:

First National Real Estate Services, LLC
300 Rector Place, 41
New York, NY, 10280
www.FirstNationalRES.com

#17286



Doc# 2016708001 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/15/2020 09:15 AM PG: 1 OF 6

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ASP Realty, LLC, a Delaware limited liability company (successor by conversion to ASP Realty, Inc., a Delaware corporation) ("**Grantor**"), having an address of c/o Albertsons Companies, 250 E. Parkcenter Blvd., Boise, ID 83706, Attention: Legal Department, by these presents does hereby **GRANT, BARGAIN, SELL, ALIEN, REMISE, RELEASE AND CONVEY** unto ACI Real Estate SPE 169, LLC, a Delaware limited liability company ("**Grantee**"), having an address of c/o Albertsons Companies, 250 E. Parkcenter Blvd., Boise, ID 83706, Attention: Legal Department, and its successors and assigns that certain parcel of land located in Chicago, County of Cook, State of Illinois, and legally described on **Exhibit A** attached hereto and incorporated herein by this reference (the "**Property**"), together with all buildings and other improvements located thereon, if any, and all and singular the rights, privileges and appurtenances thereto in any manner belonging to said Grantor.

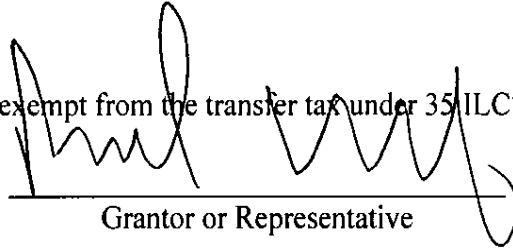
And Grantor, for itself, and its successors and assigns, does hereby covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted and conveyed is, or may be, in any manner encumbered or charged, except as herein recited; that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to grant and convey said real property; and that Grantor will **WARRANT AND FOREVER DEFEND** said property unto Grantee and its successors and assigns against all persons or entities lawfully claiming, or to claim the same, by, through and under Grantor, but not otherwise, subject to current taxes not yet due and payable; patent reservations; all leases, liens, covenants, conditions, restrictions, reservations, easements, encumbrances and declarations or other matters of record or to which reference is made in the public record; the state of facts which a physical inspection, or accurate survey, of the property would reveal; and the applicable zoning and use regulations of any municipality, county, state, or the United States affecting the property.

ACTIVE 50731113

Store #3514AS: Chicago, IL
Special Warranty Deed

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This conveyance is exempt from the transfer tax under 35 ILCS 200/31-45(e).



 Grantor or Representative

6/8/20

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 11-Jun-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-21-301-003-0000 | 20200501692104 | 0-838-427-330

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

REAL ESTATE TRANSFER TAX 15-Jun-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-21-301-003-0000 | 20200501692104 | 2-040-877-792

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year written below

DATED as of the 08 day of June, 2020.

GRANTOR:

ASP Realty, LLC,
a Delaware limited liability company

By: _____
Name: Bradley Beckstrom
Title: Authorized Signatory

STATE OF IDAHO)

County of Ada)

ss.

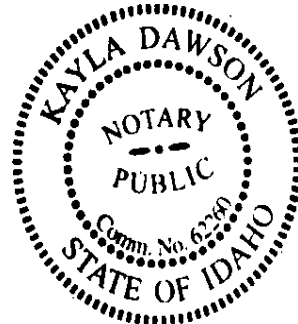
On this 14 day of June, 2020, before me Kayla Dawson, personally appeared Bradley Beckstrom, known or identified to me (or proved to me on the oath of _____) to be the Authorized Signatory of ASP Realty, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
Residing at Boise, Idaho
My Commission Expires 12/14/2022

SEND SUBSEQUENT TAX BILLS TO:

ACI Real Estate SPE 169, LLC
c/o Albertsons Companies
250 E. Parkcenter Blvd.
Boise, ID 83706
Attention: Legal Department



ACTIVE 50731113

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EXHIBIT A TO DEED

(LEGAL DESCRIPTION)

Property: 3531 Broadway, Chicago, IL 60657-1825

PARCEL 1:

THE SOUTH 1/2 OF LOT 2 AND ALL OF LOTS 3 AND 4 (EXCEPT THE WEST 25 FEET OF SAID SOUTH 1/2 OF LOT 2 AND EXCEPT THE WEST 25 FEET OF SAID LOTS 3 AND 4 AND EXCEPT THE NORTH 234 FEET OF THE EAST 173 FEET OF SAID SOUTH 1/2 OF LOT 2 AND ALL OF LOTS 3 AND 4 AFORESAID, TAKEN AS A TRACT) IN BLOCK 11 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND LOTS 33 TO 37 INCLUSIVE, IN PINE GROVE IN SECTION 21 TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 11 AND 12 AND THE SOUTH 50 FEET OF LOT 13 AND THE WEST 25 FEET OF LOTS 3 AND 4 AND THE WEST 25 FEET OF THE SOUTH 1/2 OF LOT 2 IN BLOCK 11 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND 33 TO 37 INCLUSIVE IN PINE GROVE, IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Property Identification Number(s): 14-21-301-003-0000

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COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 6/10/2020

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

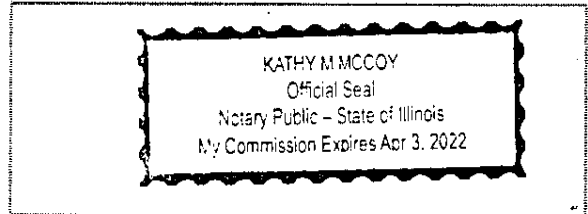
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: 6/10/2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 6/10/2020

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

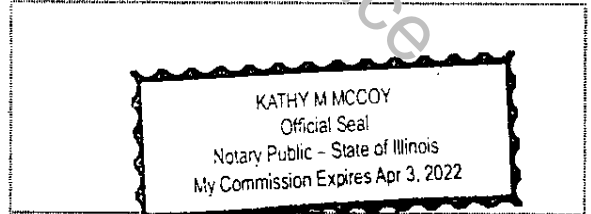
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: 6/10/2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**