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This Instrument Prepared By:

Doc# 2017408025 Fee \$67.00

Sidley Austin LLP
One South Dearborn Street
Chicago, Illinois 60606
Attn: Elizabeth K. McCloy
E-mail: Emccloy@sidley.com

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/22/2020 10:47 AM PG: 1 OF 9

When Recorded Return To:

1300 W. Carroll Owner, LLC
c/o Sterling Bay
333 N. Green Street, Suite 1100
Chicago, Illinois 60607
Attn: Jessica Simons
E-mail: Jsimons@sterlingbay.com

CHA 8981196PE
BLEHIS

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 17 day of June, 2020, by ADM Milling Co., a Minnesota corporation ("Grantor"), with an office located at 4666 Faries Parkway, Decatur, Illinois 62526, to and in favor of 1300 W. Carroll Owner, LLC, a Delaware limited liability company with an office located at c/o Sterling Bay, 333 N. Green Street, Suite 1100, Chicago, Illinois 60607 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby GRANT, SELL, ALIEN, REMISE, RELEASE AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all of Grantor's right, title, interest and estate in and to the land legally described on Exhibit A attached hereto and made a part hereof (the "Land"), which Land is situated in the County of Cook and State of Illinois, together with all of Grantor's right, title, interest and estate in and to: (i) all buildings, structures, and improvements located at the Land, (ii) all privileges, rights, easements, hereditaments, and appurtenances belonging to the Land, and (iii) all streets, alleys, passages and other rights-of-way included in the Land or adjacent thereto (the Land, together with the items included in clauses (i) through (iii) (inclusive) above is collectively referred to herein as, the "Transferred Property").

TO HAVE AND TO HOLD the Transferred Property unto Grantee and its successors and assigns forever.

And Grantor does hereby covenant, promise and agree to and with Grantee, and its successors and assigns, that Grantor has not done or suffered to be done anything whereby the Transferred Property hereby granted and conveyed hereby is or may be, in any manner, encumbered or charged, except for the Restrictive Covenant set forth herein and those title exceptions listed on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"), and that Grantor will WARRANT AND FOREVER DEFEND the Transferred Property unto Grantee and its successors and assigns, against all persons or

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entities making any claims or demands concerning the Transferred Property by, through or under Grantor (but not otherwise), subject, however, to the Restrictive Covenant and the Permitted Exceptions.

Grantee hereby covenants and agrees on behalf of itself, its heirs, successors and assigns that the Transferred Property shall be subject to the following restrictive covenant (the "Restrictive Covenant"):

No part of the Transferred Property shall ever be used to package, process, produce, store, or merchandise flour, soybean oil, ethanol, grain, corn, oilseed and other agricultural products.

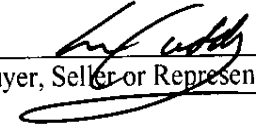
Grantee acknowledges and agrees that the Restrictive Covenant set forth herein shall run with the Transferred Property, shall be binding on the Transferred Property, and shall be binding on each owner of the Transferred Property.


[Signature page follows.]

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

JUNE 17, 2020



Date


Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		17-Jun-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-08-306-003-0000 | 20200601604126 | 1-855-566-560

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

REAL ESTATE TRANSFER TAX		17-Jun-2020
	COUNTY:	12,500.00
	ILLINOIS:	25,000.00
	TOTAL:	37,500.00

17-08-306-003-0000 | 20200601604126 | 0-593-343-200

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EXHIBIT A TO SPECIAL WARRANTY DEED

THE LAND

PARCEL 1:

LOTS 1 TO 7 INCLUSIVE AND THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 7 IN JOHNSTON'S SUBDIVISION OF LOT 16, AND EAST 1/2 OF LOT 15 IN BLOCK 4 IN SAWYER'S ADDITION IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 1 AND 2 AND THE SOUTH 10 FEET OF VACATED EAST AND WEST 18 FOOT ALLEY VACATED BY ORDINANCE RECORDED AUGUST 26, 1940 AS DOCUMENT NUMBER 12535990 LYING NORTH AND ADJOINING LOT 1 IN THE SUBDIVISION OF LOTS 17 TO 21, BOTH INCLUSIVE IN BLOCK 4 OF MAGIE AND HIGH'S ADDITION IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

THE WEST 28 FEET 9 INCHES OF LOT 3 IN THE SUBDIVISION OF LOTS 17 TO 21, BOTH INCLUSIVE IN BLOCK 4 OF MAGIE AND HIGH'S ADDITION IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4:

LOTS 1 TO 8 BOTH INCLUSIVE IN S. S. HAYES SUBDIVISION OF THE SOUTH 145 FEET OF LOTS 9 AND 10 IN BLOCK 4 IN SAWYER'S ADDITION IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 5:

THAT PART OF BLOCK 4 IN SAWYER'S ADDITION IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE LINE THEN DIVIDING LAND OF THE PITTSBURG, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD COMPANY OF THE NORTH FROM LAND OF THE B. A. ECKHARK MILLING COMPANY, ON THE SOUTH MEETS THE WESTERLY LINE OF ELIZABETH STREET, A DISTANCE OF 176 FEET MEASURED NORTHWARDLY ALONG SAID WESTERLY LINE OF ELIZABETH STREET, FROM THE NORTHERLY LINE OF CARROLL AVENUE, THENCE WESTERLY ON A LINE PARALLEL WITH AND DISTANT 176 FEET NORTHERLY FROM SAID NORTHERLY LINE OF CARROLL AVENUE 452.52 FEET TO A POINT IN THE EASTERLY LINE OF ADA STREET, THENCE NORTHERLY ALONG SAID EASTERLY LINE OF ADA STREET, A DISTANCE OF 13 FEET TO A POINT; THENCE EASTERLY ON A LINE PARALLEL WITH AND DISTANT 189 FEET NORTHERLY FROM SAID NORTHERLY LINE OF CARROLL AVENUE, 452.52 FEET TO A POINT IN SAID WESTERLY LINE OF ELIZABETH STREET, THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF ELIZABETH STREET, 13 FEET TO THE PLACE OF BEGINNING

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PARCEL 6:

THE NORTH 22 FEET OF LOTS 9 AND 10 AND ALL OF LOTS 11 TO 14 AND THE WEST 1/2 OF LOT 15 AND THE SOUTH HALF OF VACATED ALLEY NORTH AND ADJOINING SAID LOTS, ALL IN BLOCK 4, IN SAWYER'S ADDITION IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 7:

THE 13 FOOT PRIVATE ALLEY LYING EAST AND ADJOINING LOTS 1 TO 8 BOTH INCLUSIVE IN S. S. HAYES SUBDIVISION OF THE SOUTH 145 FEET OF LOTS 9 AND 10 IN BLOCK 4 IN SAWYER'S ADDITION IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1300 West Carroll Avenue, Chicago, Illinois 60607

PIN: 17-08-306-003-000
17-08-306-004-000
17-08-306-005-000
17-08-306-006-000
17-08-306-007-000
17-08-306-009-000
17-08-306-011-000
17-08-307-004-000
17-08-307-005-000
17-08-307-006-000

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EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. TAXES FOR THE SECOND INSTALLMENT OF YEAR 2019 AND 2020, A LIEN NOT YET DUE OR PAYABLE.
2. ANY MATTER OF RECORD AFFECTING THE PROPERTY OR WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO MATTERS SHOWN ON THAT CERTAIN PLAT OF SURVEY NUMBER 2018-25852-001 PREPARED BY GREMLEY & BIEDERMANN DATED SEPTEMBER 11, 2018 AND LAST REVISED JUNE 10, 2020.
3. RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS, IF ANY. (AFFECTS PARCELS 1, 5 AND 6).

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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 JUNE 17, 2020

Signature: *Christopher M Cuddy*
Grantor or Agent

Subscribed and sworn to before me
By the said Christopher M Cuddy
This 11, day of June, 2020
Notary Public Lisa D Griffin



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

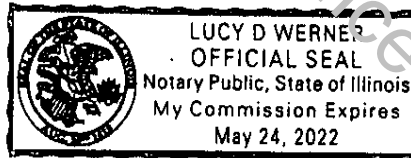
Subscribed and sworn to before me
By the said _____
This _____, day of _____, 20____
Notary Public _____

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 June 17, 2020

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Lucy D. Werner
This 17, day of June, 2020
Notary Public [Signature]



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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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Macon

Christopher M. Cuddy, as President and COO for ADM Milling Co, being duly sworn on oath, states that ADM Milling Co. resides at 4666 Faries Parkway, Decatur, IL 62526. 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 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 a 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.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

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

ADM Milling Co.,
a Minnesota corporation

SUBSCRIBED and SWORN to before me

Christopher M. Cuddy
By: Christopher M. Cuddy
Its: President & COO

this 11th day of June, 2020

Lisa D. Griffin

