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Doc#: 2024806321 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/04/2020 03:54 PM Pg: 1 of 4

This instrument was prepared by:
Daniel M. Borek
Clark Hill PLC
130 W. Randolph, Suite 3900
Chicago, Illinois 60601

After recording, return to:
Eric E. Walker, Esq.
Perkins Coie LLP
131 S. Dearborn Street, Suite 1700
Chicago, Illinois 60603

Send subsequent tax bills to:
Pangea Properties
Attn: Krusha Patel
549 W. Randolph St., 2nd Floor
Chicago, IL 60661

Dec ID 20200701632506
ST/CO Stamp 1-226-976-992 ST Tax \$216.00 CO Tax \$108.00
City Stamp 1-784-950-496 City Tax: \$2,268.00

SPECIAL WARRANTY DEED

THE GRANTOR, LINDRAN PROPERTIES LLC, an Illinois limited liability company and debtor in the United States Bankruptcy Court, Northern District of Illinois, Eastern Division, Case No. 20-02834 ("**Grantor**"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid, remises, releases, aliens, and conveys to **THE GRANTEE**, PRE HOLDINGS 14, LLC, an Illinois limited liability company, with an address of 549 W. Randolph St., 2nd Floor, Chicago, IL 60661 ("**Grantee**"), the real estate legally described on **Exhibit A**, attached hereto (the "**Real Estate**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee, pursuant to Sections 105, 363 and 365 of Title 11 of the United States Code and Rules 2002, 6004, 6006 and 9014 of the Federal Rules of Bankruptcy Procedure, for an order authorizing the sale of the Real Estate, subject to those matters identified on **Exhibit B** attached hereto and incorporated herein (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Real Estate, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Real Estate, subject to the Permitted Exceptions, unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor but not otherwise.

(signature page follows)

309/14

FIRST AMERICAN TITLE
FILE # 3008771

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 13, 14, 15 AND 16 IN BLOCK 110, IN CORNELL, BEING A SUBDIVISION OF SECTIONS 26 AND 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN No.(s): 20-35-105-030-0000, 20-35-105-031-0000, 20-35-105-032-0000, and 20-35-105-033-0000

Commonly Known As: 7938-40 South Greenwood Avenue, Chicago, IL 60619

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments for 2020 and subsequent years that are not yet due and payable;
2. Building lines and building restrictions;
3. Private, public and utility easements;
4. Covenants and restrictions of record as to use and occupancy, including, without limitation, items appearing of record or that would have been shown on a survey;
5. Local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect related to the Real Estate;
6. Building code violations;
7. Pending building code violation court cases, except as to any judgments or monetary liens, including any receiver liens, costs or fees, relating to any building violations and/or building violations court cases, which judgments or liens shall attach to the sale proceeds of the Real Estate; and
8. Existing unrecorded leases and all rights thereunder the leases and of any person or party claiming by, through or under the leases.