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PREPARED BY:

Janice L. Gauthier, Esq.
The Gauthier Law Group, LLC
126 North Jefferson Street, Suite 230
Milwaukee, WI 53202



Doc# 2026716009 Fee \$71.00

WHEN RECORDED RETURN TO:

Exchange 455 N Ashland Ave LLC
c/o Prologis, Inc.
1800 Wazee Street, Suite 500
Denver, CO 80202
Attn: M. F. Drummy

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/23/2020 11:30 AM PG: 1 OF 11

MAIL TAX STATEMENTS TO:

Exchange 455 N Ashland Ave LLC
c/o Prologis, Inc.
1800 Wazee Street, Suite 500
Denver, CO 80202
Attn: Property Tax Coordinator

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT Peppercorn Armour, LLC, an Illinois limited liability company whose address is c/o Peppercorn Capital, LLC, One North Wacker Drive, #4125, Chicago, IL 60606 ("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, the receipt, adequacy and sufficiency of which is hereby acknowledged, by these presents does **GRANT, BARGAIN AND SELL** unto Exchange 455 N Ashland Ave LLC, a Delaware limited liability company whose address is c/o Prologis, Inc., 1800 Wazee Street, Suite 500, Denver, CO 80202 ("Grantee"), the following described real property (the "Property") located in the County of Cook, State of Illinois and legally described as follows:

See Legal Description attached hereto as Exhibit A and hereby made a part hereof.

EXEMPT UNDER PROVISIONS OF PARAGRAPH L OF CHICAGO REAL PROPERTY TRANSFER TAX ACT, SECTION 3-33-060 (L) OF THE CHICAGO MUNICIPAL CODE

9-9-2020 
Date BUYER, SELLER OR REPRESENTATIVE

S N
P 11
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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, all the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described property, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** said property, with the appurtenances, unto Grantee, its successors and assigns, forever.

And Grantor, for itself, and its successors, does 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 is, or may be, in any manner encumbered or charged, except for the Permitted Exceptions set forth on **Exhibit B**, attached hereto and made a part hereof and the agreements and covenants described below (collectively, the "Permitted Exceptions") (provided, however, reference thereto shall not serve to reimpose the same) and that said property against all persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**, except for any claims arising under and/or relating to the Permitted Exceptions and /or the agreements and covenants described below:

This Property is subject to an Agreement and Covenant Not to Sue between Greenfield Partners, Ltd., or its assignees or successors in interest, and the United States Environmental Protection Agency. A certified copy of this Agreement is on file with the Cook County Recorder's Office, State of Illinois.



THE INTEREST CONVEYED HEREBY IS SUBJECT TO AND GRANTOR SPECIFICALLY RESERVES THE ENVIRONMENTAL COVENANT EXECUTED UNDER THE UNIFORM ENVIRONMENTAL COVENANTS ACT (UECA) AT 765 ILCS CH. 122 RECORDED IN THE OFFICIAL PROPERTY RECORDS OF COOK COUNTY, ILLINOIS ON OCTOBER 5, 2009 AS DOCUMENT NO. 0927834095, IN FAVOR OF AND ENFORCEABLE BY ADJUSTABLE CLAMP COMPANY, AS A UECA HOLDER, 1522 W. HUBBARD LLC, AS A UECA HOLDER, AND BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY AS A UECA AGENCY.

[Signature Page Follows]

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

17-08-130-014-0000 | 20200901691114 | 0-760-808-928

* Total does not include any applicable penalty or interest due

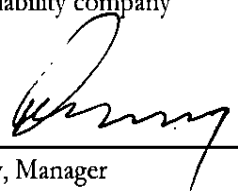
REAL ESTATE TRANSFER TAX		22-Sep-2020
	COUNTY:	5,987.50
	ILLINOIS:	11,975.00
	TOTAL:	17,962.50

17-08-130-014-0000 | 20200901691114 | 0-581-420-512

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 9th day of September, 2020.

PEPPERCORN ARMOUR, LLC,
an Illinois limited liability company

By: 
Philip F. Denny, Manager

[Signature Page to Special Warranty Deed]

Property of Cook County
Cook County
Recorder of Deeds
Clerk's Office

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CITY OF Chicago)
) SS
STATE OF Illinois)

I, the undersigned, a Notary Public in and for the City and State provided above, do hereby certify that Philip F. Denny, manager of Peppercorn Armour, LLC, an Illinois limited liability company, who is 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 he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9th day of September, 2020.

Laura F. Birt

Notary Public

Print Name: Laura F. Birt

My commission expires: 10/19/2023



Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE WEST 68 FEET OF LOTS 16 AND 17 (EXCEPT THOSE PARTS OF SAID LOTS CONVEYED TO CITY OF CHICAGO BY DOCUMENT NO. 10604807) IN WALLER'S SUBDIVISION OF BLOCK 16 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 18 (EXCEPT THE WEST 17 FEET THEREOF) AND LOTS 19, 20, AND 21 IN WALLER'S SUBDIVISION OF BLOCK 16 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 18 (EXCEPT THE WEST 17 FEET THEREOF) AND NORTH OF AND ADJOINING LOTS 19 TO 32 INCLUSIVE IN WALLER'S SUBDIVISION OF BLOCK 16 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE EASTERLY 101 FEET OF LOTS 16 AND 17 AND THE WEST 1/2 OF THE ADJOINING VACATED ALLEY IN WILLIAM WALLER'S SUBDIVISION OF BLOCK 16 IN GEORGE BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 33 AND 34 AND THE EAST 1/2 OF THE ADJOINING VACATED ALLEY IN WILLIAM WALLER'S SUBDIVISION OF BLOCK 16 IN GEORGE BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF LOTS 16 AND 17 LYING WEST OF THE WEST LINE OF THE EAST 101 FEET OF SAID LOTS AND LYING EAST OF THE EAST LINE OF THE WEST 68 FEET IN WALLER'S SUBDIVISION OF BLOCK 16 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 7:

LOTS 22 TO 32 INCLUSIVE IN WALLER'S SUBDIVISION OF BLOCK 16 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Numbers: 17-08-130-014-0000; 17-08-130-015-0000; 17-08-130-016-0000; 17-08-130-017-0000; 17-08-130-018-0000; 17-08-130-019-0000; 17-08-130-020-0000; 17-08-130-021-0000; 17-08-130-022-0000; 17-08-130-023-0000; 17-08-130-024-0000; 17-08-130-025-0000; 17-08-130-026-0000; 17-08-130-027-0000; 17-08-130-028-0000

Address:

454 N. Armour Street, Chicago Illinois a/k/a 1522 W. Hubbard Street, Chicago, Illinois

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. General taxes for the year 2020 and subsequent years.
2. Covenants and restrictions contained in the deed from James L. Waller and Nannie R. Waller, his wife, to Nils Arneson, dated February 18, 1884, and recorded in the office of the Cook County Recorder of Deeds on March 10, 1884, as Document 529893.
3. Covenants and restrictions contained in the deed from William Waller and Louise H. Waller, his wife, to Nils Arneson, dated February 18, 1884, and recorded March 10, 1884, in the office of the Cook County Recorder of Deeds as Document 529894.
4. Restrictive Covenant Agreement recorded in the office of the Cook County Recorder of Deeds on October 16, 1997, as Document No. 97766958.
5. Agreement and Covenant Not to Sue between Greenfield Partners, Ltd. ("Greenfield"), or its assignees or successors in interest, and the United States Environmental Protection Agency recorded in the office of the Cook County Recorder of Deeds on March 13, 1998, as Document No. 98202114 (the "ACNS").
6. Assignment of the ACNS from Greenfield to Adjustable Clamp Company ("Adjustable") dated July 17, 1997, and recorded in the office of the Cook County Recorder of Deeds on March 13, 1998, as Document No. 98202115.
7. Environmental Covenant dated September 1, 2009, recorded in the office of the Cook County Recorder of Deeds on October 5, 2009, as Document No. 0927834095.
8. Assignment of the ACNS from Adjustable to 1522 W. Hubbard LLC dated September 1, 2009, and recorded in the Office of the Cook County Recorder of Deeds on March 8, 2010, as Document No. 1006734091.
9. Assignment of the ACNS from 1522 W. Hubbard LLC to Peppercorn Armour, LLC dated as of January 20, 2017, and recorded in the Office of the Cook County Recorder of Deeds on January 23, 2017, as Document 1702319044.
10. Assignment of the ACNS from Peppercorn Armour, LLC to Exchange 455 N Ashland Ave LLC dated as of September 11, 2020, which Assignment is to be recorded in the Office of the Cook County Recorder of Deeds on the same day as the recordation of the deed to which this Exhibit B is attached.
11. The fact, as disclosed by that certain document or documents recorded March 13, 1998, as Document No. 98202114, recorded March 13, 1998, as Document No. 98202115, recorded October 5, 2009, as Document No. 0927834095, Document No. 106734091 and Document No. 1702319044 of Official Records, that some violation of environmental protection laws may have occurred which may affect the land.
12. Terms, Provisions and Conditions contained in No Further Remediation Letter contained in Illinois Environmental Protection Agency recorded June 14, 2019, as Document No. 1916518019.

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13. The fact, as disclosed by that certain document or documents recorded June 14, 2019, as Document No. 1916518019 of Official Records, that some violation of environmental protection laws may have occurred which may affect the land.
14. Rights of public or quasi-public utilities, if any, in any vacated street or alley that is part of the Property.
15. License Agreement dated November 1, 2019, by and between Peppercorn Armour, LLC, an Illinois limited liability company, as Licensor, and MBS Production Services, LLC, a Delaware limited liability company, as Licensee, which License Agreement was amended by that certain Extended Occupancy Letter dated April 20, 2020, and by that certain Second Amendment to License Agreement dated May 8, 2020.
16. The following matters disclosed by an ALTA/NSPS survey made by American National on March 10, 2020, designated Job Number 20200272-1, and any facts, rights, interest or claims that may exist or arise by reason thereof:
 - (a) The fact that the building located on the Property encroaches onto property to the west by as much as 0.80' and onto the property to the east by as much as 0.92'; and
 - (b) The fact that an electric meter exists on the Property without benefit of an easement.

Property of Cook County Clerk's Office

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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: 09 | 09 | 2020

SIGNATURE: By: [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:

Laura F. Birt

By the said (Name of Grantor): Philip F. Denny, as Manager of

Peppercorn Armour, LLC

On this date of: 09 | 09 | 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: 09 | | 2020

SIGNATURE: By: _____
GRANTEE or AGENT

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

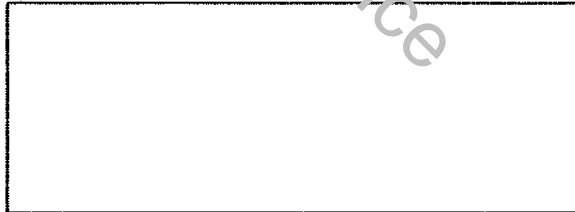
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: 09 | | 2020

NOTARY 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)**

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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: 09 | | , 20 20

SIGNATURE: By: _____
GRANTOR or AGENT

Philip F. Denny, Manager

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

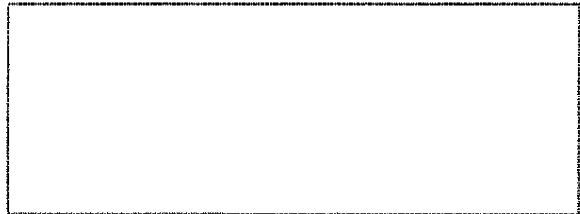
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Philip F. Denny, as Manager of
Peppercorn Armour, LLC

On this date of: 09 | | , 20 20

NOTARY 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: 09 | 9 | , 20 20

SIGNATURE: By: _____
GRANTEE or AGENT

EXCHANGE 455 N ASHLAND AVE LLC

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

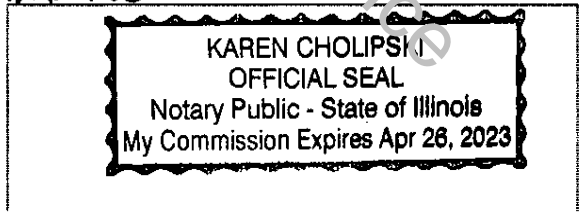
Subscribed and sworn to before me, Name of Notary Public: KAREN CHOLIPSKI

By the said (Name of Grantee): EXCHANGE 455 N ASHLAND AVE LLC

On this date of: 09 | 9 | , 20 20

NOTARY SIGNATURE: Karen Cholipski

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)**

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Philip, F. Denny, Manager of Peppercorn Armour, LLC being duly sworn on oath, states that he resides at 3306 N. Oakley, Chicago, Illinois 60613. 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 he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Philip F. Denny, Manager of Peppercorn Armour, LLC

SUBSCRIBED and SWORN to before me

this 9th day of September, 2020.
Laura F. Birt

