

WARRANTY DEED

This document prepared by:

DYKEMA GOSSETT PLLC Nicholas J. Winters, Esq. 39577 Woodward Ave. Suite 300 Bloomfield Hills, MI 48304

After recording return to:

WHEN RECORDED RETURN TO:

ATTN: POST CLOSING 530 SOUTH MAIN STREET

SUITE1031 AKRON, OH 44311

01-20053404

Doc# 2101328043 Fee \$88.00

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

. KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/13/2021 12:42 PM PG: 1 OF 5

See Exhibit A for Legal Description. Tax Parcel Identification Number, and Address – Above Space for Recorder's Use Only

THE GRANTOR, WOR/WIL COKT. an Illinois corporation ("Grantor"), whose address is 420 Canterbury Ct., Hinsdale, Illinois 60521, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to CROWN CASTLE TOWERS 19 LLC, a Delaware limited liability company, having a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317, all interest in that certain real estate in the County of Cook, State of Illinois, described on Exhibit A attached hereto (the "Real Property").

TOGETHER WITH ALL AND SINGULAR rights, privileges and easements appurtenant to the Real Property, including, without limitation, all of Grantor's right, title and increase (if any) in and to any minerals, oil, gas and other hydrocarbon substances on and under the Keal Property, as well as all of Grantor's right, title and interest (if any) in and to any development rights, air rights, water, water rights, riparian rights and water stock relating to the Real Property and any rights-of-way or other appurtenances used in connection with the beneficial use and enjoyment of the Real Property and all of Grantor's right, title and interest in and to all roads and alleys adjoining or servicing the Real Property.

TOGETHER WITH all of Grantor's right, title and interest in and to all improvements located on the Real Property.

SUBJECT ONLY TO the matters set forth on **Exhibit B** attached hereto (the "Permitted Exceptions").

IN WITNESS WHEREOF, said Grantor has executed this Warranty Deed as of the day of, 2020.
GRANTOR:
WOR/WIL CORP., an Illinois corporation
By: Wavel SWellicin. Name: DAVID SWILLIAMS
Name: DAVID SWILLIAMS
Its: SERETARY
Date: DECEMBER 28 2020
STATE OF Florida ss COUNTY OF LEE ss
On this, the day of December, 2020, before me, the undersigned Notary Public, personally appeared David S. Wilhard, who acknowledged him/herself to be the Decretary of Wor/Wil Corp., an Illinois corporation, and that he/she, being authorized to do so, executed the foregoing War anty Deed for the purposes therein contained. By means of Physical presence and produced an illinois of Devels License as a contribution. IN WITNESS WHEREOF, I hereunto set my hand and official seal.
Manue Commanuell Junio
Notary Public, State of TOOO, County of Physics Oct 22, 2024
My Commission Expires: October 22, 2004.
[SEAL REQUIRED]
Send subsequent tax bills to:
Crown Castle Towers 09 LLC

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Site: 4309 W. LAKE BUN: 875506 101460.003355 4825-8317-1774.1

2000 Corporate Drive Canonsburg, PA 15317

c/o Crown Castle USA Inc.

Attn: Property Tax Dept./BUN 875506

IN WITNESS WHEREOF, said Grantor has executed this Warranty Deed as of the day of <u>December</u> , 2020.
GRANTOR:
WOR/WIL CORP., an Illinois corporation
By: Marth
Name: DA ROLE WORTH
Its: PRESIDENT
Date: 12/29/2020
ACKNOWLEDGEMENT
STATE OF Flor.da)
COUNTY OF Palm Beach) SS
On this, the 28 day of December, 2020, before me, the undersigned Notary Public, personally appeared WOR WIL COSP Costs of who acknowledged him/herself to be the President of Wor/Wil Corp., an Illinois corporation, and that he/she, being authorized to do so, executed the foregoing Warranty Deed for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.
Notary Public, State of Florida, County of Palm beach
My Commission Expires: $9-9-2022$
[SEAL REQUIRED]
Send subsequent tax bills to:
Crown Castle Towers 09 LLC c/o Crown Castle USA Inc. Attn: Property Tax Dept./BUN 875506 2000 Corporate Drive Canonsburg, PA 15317

Site: 4309 W. LAKE BUN: 875506 101460.003355 4825-8317-1774.1

UNOFFICIAL CC

EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

Land situated in the County of Cook, State of Illinois, described as follows:

Lots 1 and 2, except the South 75 feet thereof, in Block 13 in West Chicago Land Company's Subdivision of the South 1/2 of Section 10, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tax Parcel Identification Number: 16-10-408-032-0000

Common Address: 4301 W. Lake Street, Chicago, Illinois 60624

43b
Ox
Ox
COLINATION
XX 11-Jan-2021 REAL ESTATE TRANSFER TAX 5,163.75 CHICAGO: 2,065.50 CTA: 7,229.25 * TOTAL: 1-216-335-632 16-10-408-032-0000 | 20210101607889 |

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

REAL ESTATE TRANSFER TA		11-Jan-2021		
		COUNTY:	344.25	
		ILLINOIS:	688,50	
		TOTAL:	1,032.75	
	-		064-019-472	
16-10-408	-032-00D0	20210101607889 2	-00-010 111	

EXHIBIT B

PERMITTED EXCEPTIONS

- 1. Taxes and special assessments for current tax year and all subsequent years.
- 2. Plat map, recorded on 05/28/1873 as Instrument Number 105373 of Cook County Records.
- 3. Declaration of Easements, recorded on 05/22/1998 as Document Number 98428898 of Cook County Records.
- 4. Menorandum of PCS Site Agreement, recorded on 07/02/1998 as Document Number 98567272 of Cook County Records.

Note: Amendment to Memorandum of Agreement, recorded on 02/27/2006 as Document Number 0505815001 of Cook County Records.

Note: Amendment to Meriorandum of Agreement, recorded on 10/19/2006 as Document Number 0629222031 of Cook County Records.

Note: Memorandum of Amendment, recorded on 09/26/2008 as Document Number 0827015118 of Cook County Records.

- 5. Site Plan, recorded on 11/09/1998 as Instrument Number 08009457 of Cook County Records.
- 6. Site Designation Supplement to Master Lease and Sublease Agreement, recorded on 06/14/2005 as Document Number 0516516200 of Cool County Records.
- 7. Memorandum of Site License Acknowledgment, recorded or 04/06/2009 as Document Number 0909649036 of Cook County Records.
- 8. Memorandum of Antenna Site Lease Schedule, recorded on 12/20/2006 as Document Number 0635431013 of Cook County Records.
- 9. Notice of Supplemental Final Order and Judgment, recorded on 12/10/2008 as Document Number 0834515064 of Cook County Records.
- 10. Grant of Communications System Easement/Release, recorded on 12/10/2008 as Document Number 0834515071 of Cook County Records.