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SPECIAL WARRANTY DEED

This instrument prepared by: Christopher A. Cali, Esq. Howard & Howard Attorneys PLLC 200 S. Michigan Ave., Ste 1100 Chicago, IL 60604

FIRST AMERICAN TITLE
FILE # 11000999

Doc#. 2103312456 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/02/2021 03:56 PM Pg: 1 of 4

Dec ID 20201201696814

ST/CO Stamp 1-186-095-120 ST Tax \$850.00 CO Tax \$425.00

City Stamp 1-685-626-896 City Tax: \$8,925.00

GRIP GROUP, LLC, an Illinois dissolved limited liability company, having an office address of 2800 N. Lake Shore Drive., Ste 4207, Chicago, Illinois 60657 for Ten and No/100 Dollars (\$10.00) and other sufficient consideration, REMISES, RELEASES, ALIENS AND CONVEYS to M1 REAL ESTATE FOLDINGS LLC, of 1128 N. Ashland Ave, Chicago, IL 60622, as Grantee, Grantor's entire estate, right, title, interest, claim and demand, in law or equity, of, in and to the real estate located in Cook County, Illinois, legally described on Exhibit A, attached to and made part of this Deed, ogether with all of Grantor's interest in the hereditaments, appurtenances, reversions, remainders, rents, issues and profits belonging or appertaining to it, TO HAVE AND TO HOLD the premises FOREVER.

Grantor, for itself, its predecessors, and successors, represents and warrants to Grantee and Grantee's successors, that, except as stated on Exhibit B attacked to and made a part of this Deed, Grantor has not done or suffered to be done anything to encuraber or change the premises now or in the future.

Grantor, for itself, its predecessors, and successors, covenants to Grante: and Grantee's successors, THAT Grantor WILL WARRANT AND DEFEND, the premises against every person that lawfully claims an interest in the premises by, through or under Granter, but not otherwise, subject only to the exception stated on Exhibit B.

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This real estate is being conveyed for LLC winding down purposes pursuant to the Illinois statute.

IN WITNESS WHEREOF, Grantor has caused Grantor's name to be signed to this Deed on U day of December, 2020.
GRANTOR
GRIP GROUP, LLC, an Illinois dissolved limited liability company
By: Name: Kevin McCorkey, Member
STATE OF ILLINOIS SS SS
I, Representative of GRIP GROUP, LLC, an Itinois dissolved 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 same instrument as his own free and voluntary act for the uses and purposes therein
set forth. Given under my hand and notarial seal this
OFFICIAL SEAL RICHARD A DUFFIN NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES:00/18/24 Commission expires: 8-19-2024
Commission expires: $y - 1p - 2az - 4$

Subsequent tax bills to:

M2 Real Estate Hildings LLC 1128 N. Ashland Chicago 22 (1002)

Mail Recorded Deed to:

Howard & Howard Attorneys PLLC Christopher A. Cali, Esq. 200 S. Michigan Ave., Ste 1100 Chicago, IL 60604 Coot County Clart's Office

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EXHIBIT A

LEGAL DESCRIPTION

Lot 5 in County Clerk's Division of Lots 7, 8, and 9 in Assessor's Division of Block 1 in Johnston's Subdivision of the East Half of the Southeast Quarter of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, (except that part of Lot 5 lying East of a line 50 feet West of and parallel with the East line of said Section 6), in Cook County, Illinois.

Commonly known as: 1128 North Ashland Avenue Chicago, IL 60622

PIN: 17-06-408-013-0000

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EXHIBIT B

- 1. General real estate taxes for 2020 and subsequent years
- 2. Special taxes or assessments, if any, for improvements not yet completed;
- 3. Installments, if any, not due at the date hereof of any special taxes or assessments for improvements heretofore completed;
- 4. Building irres and building restrictions;
- 5. Private, public and atility easements of record;
- 6. Covenants and restrictions of record as to use and occupancy;
- 7. General exceptions to the titl: commitment;
- 8. 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 relating to the Property;

 Description:

 Pending code violations, liens and junction.

 Pending building code violation court cases;

 Items appearing of record or that would be shown on a survey:

 **Cases and tenancies, if any.