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UPON RECORDING RETURN TO:

Dawn M. Rawls, Esq.
Rawls Law Firm, PLLC
315 S. Jupiter Road, Suite 200
Allen, Texas 75002

MAIL SUBSEQUENT TAX BILLS TO:

Raising Cane's Restaurants, L.L.C.
Attn: Tax Department – C0480
6800 Bishop Road
Plano, Texas 75024

PREPARED BY:

David N. Tanner, Esq.
Polsinelli, PC
150 North Riverside Plaza, Suite 3000
Chicago, IL 60606

TX 18003412A 303



Doc# 2106319061 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/04/2021 03:27 PM PG: 1 OF 6

The above space for recorders use only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 1 day of March, 2021, between GW MELROSE PARK LLC, an Illinois limited liability company ("**Grantor**"), and RAISING CANE'S RESTAURANTS, L.L.C., a Louisiana limited liability company ("**Grantee**");

WITNESSETH, that for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit A attached hereto and made a part hereof together with all buildings, structures and improvements located thereon, together with all rights, members, easements and appurtenances in any manner appertaining or belonging to said property (collectively the "**Property**");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple, subject only to the matters (hereinafter the "**Permitted Exceptions**") set forth in Exhibit B attached hereto and made a part hereof. Grantor does hereby warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. The terms "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

[Signature Page Follows]

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IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

GRANTOR:

GW MELROSE PARK LLC,
an Illinois limited liability company

By: Mitchell Goltz
Name: Mitchell Goltz
Title: Authorized Signatory

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

REAL ESTATE TRANSFER TAX		04-Mar-2021
		COUNTY: 925.00
		ILLINOIS: 1,850.00
		TOTAL: 2,775.00
15-02-101-005-0000 20210201632064 1-921-768-464		

I, Natalie Acierito a notary public in and for said County, in the State aforesaid, do hereby certify that Mitchell Goltz personally known to me to be the Authorized Signatory of GW Melrose Park LLC, an Illinois limited liability company, and 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 severally acknowledged that as such manager of such corporation, he signed and delivered the said instrument pursuant to authority given by the governing documents of such corporation, as his free and voluntary act and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 9 day of February 2021.

Natalie Acierito
Notary Public

My Commission expires: 7/21/2024



VILLAGE OF MELROSE PARK
Certificate of Compliance
TRANSFER STAMP
Ordinance No. 667
300 W North Ave
Address of Property
D.A. 2-10-21
Approved Date

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EXHIBIT A

LEGAL DESCRIPTION

LOT 6 IN MAYWOOD PARK RETAIL DEVELOPMENT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 24, 2020 AS DOCUMENT 2035919082, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX INDEX NUMBER: PART OF 15-02-101-⁰⁰⁵~~001~~-0000

ADDRESS: 300 W. NORTH AVENUE, MELROSE PARK, ILLINOIS 60160

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for the year(s) 2020, 2021 and subsequent years.
2. Grant dated January 27, 1949 and recorded May 1, 1950 as document 14790162 made by Arthur T. Galt and his wife Ida C. Galt, to Public Service Company of Northern Illinois, a corporation of Illinois, of the right to lay, maintain and operate a 30 inch gas main, with necessary appurtenances for the carrying and distribution of gas with the right of access thereto for the maintenance, repair and operation thereof, in, upon and across the north 1/2 of the northwest 1/4 of section 2, township 39 north, range 12 east of the third principal meridian, in Cook County, Illinois, (except therefrom streets and highways), to center line of the aforesaid gas main to be located as follows:

Commencing at a point in the north line of aforesaid section 2, which is 32 feet east of center of public highway known as 5TH Avenue; thence in a southeasterly direction to a point which is 183 feet south of the aforesaid north line of section 2 and 35 feet easterly of street of said 5TH Avenue; thence in a southerly direction along a line 35 feet easterly of and parallel to the center of said 5TH Avenue to the south line of said grantors property.
3. Rights of Continental Illinois National Bank and Trust Company of Chicago, as trustee under trust agreement dated February 16, 1967 and known as the Arthur T. Galt Jr. Trust, the Raymond M. Galt Trust and William C. Galt Trust in the improvements described in Schedule 'A' as set forth in the instrument recorded as document 24893580, which rights together with those of Maywood Park Trotting Association, Inc., comprise fee simple title to said improvements.
4. Rights of Continental Illinois National Bank and Trust Company of Chicago, as trustee under trust agreement dated February 16, 1967 and known as the Arthur T. Galt Jr. Trust, the Raymond M. Galt Trust and William C. Galt Trust in the improvements described in Schedule 'A' as set forth in the instrument recorded as document 24893581, which rights together with those of Maywood Park Trotting Association, Inc., comprise fee simple title to said improvements.
5. Right, title and interest of the Public and of the Department of Transportation of the State of Illinois for the use of the People of the State of Illinois in and to the fee simple title of those parts of the land described below condemned for highway purposes on a petition of the Department of Transportation of the State of Illinois for and on behalf of the People of the State of Illinois, filed May 15, 1984 in the Circuit Court of Cook County, Illinois as case number 84L-51426.

(Affects that part of the northwest quarter of the northwest quarter of section 2, township 39 north, range 12 east of the third principal meridian described as follows:
Commencing at a point on the east line of the northwest quarter of said section 97.65 feet south of the northeast corner thereof; thence west on a line, when extended will intersect the west line of said northwest quarter at a point 94.80 feet south of the northwest corner thereof, to a point in a line 30 feet west of and parallel with the center line of 5TH Avenue being the point of beginning; thence continue west on said extended described line for a distance of 10.0 feet; thence south 3 degrees 23 minutes 27 seconds east at an

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angle of 86 degrees 31 minutes 51 seconds to the last described line for a distance of 80.15; thence south 0 degrees 11 minutes 09 seconds west parallel with the center line of 5th Avenue for a distance of 321.49 feet; thence south 89 degrees 48 minutes 51 seconds east a distance of 5.00 feet to west line of 5th Avenue; thence north 0 degrees 11 minutes 9 seconds east along said west line a distance of 401.50 feet to the point of beginning, all in Cook County, Illinois;

Also,

That part of the north half of the north west quarter of section 2, township 39 north, range 12, east of the third principal meridian described as follows:

Commencing at a point on the center line of 5TH Avenue which is 96.23 feet south of the north line of the northwest quarter of said section; thence south 89 degrees 55 minutes 18 seconds east a distance of 30.00 feet to a point on the south right-of-way line of North Avenue said point being the point of beginning; thence south 89 degrees 55 minutes 18 seconds east along the south right-of-way line of North Avenue a distance of 27.00 feet; thence south 1 degree 47 minutes 23 seconds west a distance of 250.10 feet; thence north 89 degrees 48 minutes 51 seconds west at right angles to the center line of 5th Avenue a distance of 10.50 feet; thence south 0 degrees 11 minutes 9 seconds west parallel with the aforesaid center line a distance of 144.42 feet; thence south 2 degrees 34 minutes 14 seconds west a distance of 240.32 feet to the point on the east right-of-way line of 5TH Avenue, thence north 0 degrees 11 minutes 9 seconds east along the aforesaid east line of 5TH Avenue a distance of 634.52 feet to the point of beginning, all in Cook County, Illinois).

6. Easement in, upon, under and along the south 5 feet of the east 10 feet of the west 40 feet of the northeast 1/4 of the northwest 1/4 of section 2 aforesaid, to install and maintain all equipment for the purpose of serving the land and other property with telephone service, together with right of access thereto as created by Grant to the Illinois Bell Telephone Company, recorded October 4, 1965 as document 19606822.
7. Declaration of Covenants, Conditions, Restrictions, Reservations and Easements dated February 14, 2019 and recorded March 6, 2019 as document 1906545031.

First Amendment to Declaration of Covenants, Conditions, Restrictions, Reservations and Easements dated October 14, 2020 and recorded January 21, 2021 as document 2021 as document 2012113036.

Partial Release of Declaration of Covenants, Conditions, Restrictions, Reservations and Easements dated October 14, 2020 and recorded January 21, 2021 as document 2102113037.
8. Terms, provisions, conditions, restrictions, easements and other matters set forth in plat of subdivision recorded December 24, 2020 as document 2035919082.
9. Terms, conditions and provisions as contained in an Easement Agreement recorded as Document No. 92488372.
10. Terms and provisions of a no further remediation letter recording March 17, 2017 as document 1707629056.
11. Terms, provisions, and conditions as contained in that Ordinance No 2258 an Ordinance Annexing Certain Property to the Village of Melrose Park, dated May 1, 2019 as Document No. 1914816050.

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12. Public utility and drainage easements granted in Plat of Easements for Maywood Park Development recorded May 28, 2019 as Document No. 1914816051.
13. Ordinance No. 2251, An Ordinance Approving An Annexation Agreement for Maywood Park Redevelopment for the Village of Melrose Park, County of Cook, State of Illinois dated December 10, 2018, recorded March 27, 2019 as document number 1908647018.
14. Terms, provision, conditions, and easements as contained in that Plat of Easement recorded August 10, 2019 as Document No. 1924206034.
15. Declaration of Easement, Covenants, Conditions and Restrictions dated October 14, 2020 and recorded January 21, 2021 as document 22102113038.

Property of Cook County Clerk's Office