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Karen A. Yarbrough
Cook County Clerk
Date: 03/04/2021 08:54 AM Pg: 1 of 5

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ST/CO Stamp 1-893-180-432 ST Tax \$700.00 CO Tax \$350.00

THIS INSTRUMENT PREPARED BY:

Joseph Hill, Esq.
Goldin, Hill & Associates, P.C.
9100 West Plainfield Road
Brookfield, Illinois 60513

AFTER RECORDING RETURN TO:

Taft Stettinius & Hollister LLP
111 E. Wacker Drive, Suite 2800
Chicago, Illinois 60601
Attn: Michael Jurasek, Esq.

CT
10/1
20NW5719367WC

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made as of February 4, 2021 by JACK P. ANDERSEN, an individual, having an address at 9345 Southview Avenue, Brookfield, Illinois 60513 ("Grantor"), to and in favor of SPY GLASS ILLINOIS, LLC, an Illinois limited liability company having an address at 9501 Southview Avenue, Brookfield, Illinois 60513 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns that certain real estate situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and by this reference made a part hereof, including all improvements located thereon (collectively, the "Premises"), subject to those matters set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

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Grantor will WARRANT AND FOREVER DEFEND the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

THIS IS NOT HOMESTEAD PROPERTY.

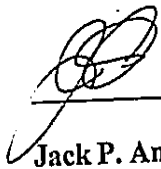
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[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, Grantor has signed and sealed and delivered this instrument as of the day and year first above written.

GRANTOR



Jack P. Andersen

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the State and County provided above, do hereby certify that Jack P. Andersen, 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 for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14th day of February, 2021.



Notary Public

My commission expires on 9/13/2021



MAIL TAX BILLS TO:

Spy Glass Illinois, LLC
9501 Southview Avenue
Brookfield, Illinois 60513

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EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description of the Land

ALL THAT PART OF BLOCK 30 IN "WEST GROSSDALE", A SUBDIVISION IN THE WEST HALF OF THE WEST HALF OF SECTION 3 AND ALL OF THAT PART OF BLOCK 68 OF "S. E. GROSS' THIRD ADDITION TO GROSSDALE", BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER NORTH OF OGDEN AVENUE AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3 LYING SOUTH OF OGDEN AVENUE, ALL IN TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE WESTERLY LINE OF RAYMOND AVENUE IN PORTIA MANOR, BEING FREDERICK H. BARTLETT'S SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXTENDED SOUTHERLY WILL INTERSECT THE NORTHERLY LINE OF SAID BLOCK 68; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK 68, A DISTANCE OF 39.04 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID BLOCK 68; THENCE CONTINUING WESTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK 30, A DISTANCE OF 559.94 FEET, MORE OR LESS, TO A POINT WHERE THE EASTERLY LINE OF MORTON AVENUE IN SAID PORTIA MANOR EXTENDED SOUTHERLY WILL INTERSECT THE NORTHERLY LINE OF SAID BLOCK 30; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID MORTON AVENUE EXTENDED SOUTHERLY, A DISTANCE OF 160 FEET; THENCE IN A NORTHEASTERLY DIRECTION, ALONG A STRAIGHT LINE, A DISTANCE OF 608.2 FEET, MORE OR LESS, TO A POINT IN SAID BLOCK 68, 50 FEET SOUTHERLY OF THE POINT OF BEGINNING, MEASURED ALONG THE WESTERLY LINE OF SAID RAYMOND AVENUE EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID RAYMOND AVENUE EXTENDED SOUTHERLY, A DISTANCE OF 50 FEET, TO THE POINT OF BEGINNING, CONTAINING 62,895 SQUARE FEET, MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 9345 Southview Avenue, Brookfield, Illinois 60513

PINS: 18-03-100-003-0000

18-03-100-004-0000

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EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

Reservation and conditions of the right to lay and operate steam, cable, electric and horse railways, and to construct and maintain waterpipes contained in the plat of subdivision aforesaid.

An encroachment of the timber situated on said Land into or onto the adjoining land on the east, as disclosed by survey prepared by Certified Survey, Inc. dated December 17, 2020, no. 200541 (Y).

Rights of utility companies if any to maintain overhead wires, light poles, electric box as disclosed by survey prepared by Certified Survey, Inc. dated December 17, 2020, no. 200541 (Y).

Month to month lease with Ketchmark Cut & Care, Inc.

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