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**THIS INSTRUMENT WAS
PREPARED BY:**

Paula Kaplan Berger, Esq.
Berger Law, P.C.
180 North LaSalle Street, Suite 3700
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AFTER RECORDING MAIL TO:

Jeff Miller, Esq.
Husch Blackwell LLP
1801 Wewatta Street
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Denver, CO 80202

Doc#: 2107117236 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/12/2021 03:16 PM Pg: 1 of 6

Dec ID 20210201634376

ST/CO Stamp 0-687-850-512 ST Tax \$5,425.00 CO Tax \$2,712.50

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made on the 8th day of February, 2021, by **GREENWOOD STORAGE LLC**, a Delaware limited liability company, having an address at c/o HAN Capital, LLC, 7300 N. Cicero Avenue, Suite 201, Lincolnwood, Illinois 60712 as to an undivided 55.34% as tenant-in common; **JUNG EVANSTON SELF STORAGE, LLC**, an Illinois limited liability company, having an address at c/o HAN Capital, LLC, 7300 N. Cicero Avenue, Suite 201, Lincolnwood, Illinois 60712, as to an undivided 32.27%, as tenant-in-common; and **STERN EVANSTON SELF STORAGE, LLC**, an Illinois limited liability company, having an address at c/o HAN Capital, LLC, 7300 N. Cicero Avenue, Suite 201, Lincolnwood, Illinois 60712, as to an undivided 12.38%, as tenant in common (collectively, "**Grantor**"), in favor of **NSA PROPERTY HOLDINGS, LLC**, a Delaware limited liability company ("**Grantee**"), having its principal office at 8400 East Prentice Avenue, 9th Floor, Greenwood Village, CO 80111.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN, AND CONVEY** unto the Grantee, and to its successors and assigns, **FOREVER**, all of Grantor's right, title, and interest in the land and all buildings, fixtures and other improvements owned by Grantor and located on, in or under the land, situated in the County of Cook and State of Illinois, and legally described on **Exhibit A** attached hereto and made a part hereof (the "**Premises**").

Address: 2020 Greenwood Street, Evanston, Illinois 60201

Permanent Index Number: 10-13-322-044-0000

Together with all of Grantor's right, title and interest in and to all rights, appurtenances, easements and privileges, if any, presently on or appertaining to said land or buildings, fixtures or other improvements, including, without limitation, all of Grantor's right, title and interest, if any, in and to any adjacent strips and gores between the land and abutting properties, and any land lying in any road, street, alley or right-of-way abutting or adjacent to the land: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee and its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth on **Exhibit B** attached hereto and made a part hereof ("**Permitted Exceptions**"), and the Grantor will warrant and forever defend the Premises, subject to the Permitted Exceptions, against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

[SIGNATURES APPEAR ON THE NEXT PAGES]

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents the day and year first above written.

GRANTOR:

GREENWOOD STORAGE LLC,
a Delaware limited liability company

By: [Signature]
Alex Turik
Its: Co-Manager

By: [Signature]
Nik Turik
Its: Co-Manager

[SIGNATURES CONTINUE ON THE NEXT PAGES]

ACKNOWLEDGMENT

STATE OF Illinois)
COUNTY OF Cook ^{ss:})

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT ALEX TURIK and NIK TURIK**, co-Managers of **GREENWOOD STORAGE LLC**, 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, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 4th day of February, 2021



[Signature]
Notary Public

My commission expires: 12/10/2022

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents the day and year first above written.

GRANTOR:

STERN EVANSTON SELF STORAGE, LLC,
an Illinois limited liability company

By: Jay Zabel
Jay Zabel
Its: Manager

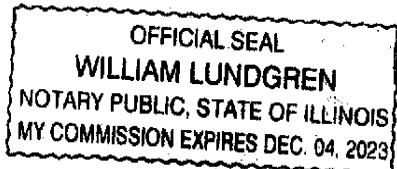
Property of Cook County's Office

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) ss:
COUNTY OF Cook *)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **JAY ZABEL**, Manager of **STERN EVANSTON SELF STORAGE, LLC**, 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, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 8th day of February, 2021.



William Lundgren
Notary Public
My commission expires:
12/4/2023

Address of the Property: 2020 Greenwood Street, Evanston, Illinois 60201

Permanent Index Number: 10-13-322-044-0000
Send Subsequent Tax Bills to: NSA Property Holdings, LLC
8400 East Prentice Avenue, 9th Floor
Greenwood Village, CO 80111

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EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS



1. General real estate taxes for calendar year 2020 not yet due and payable and subsequent years.
2. Terms and provisions contained in and rights and easements established by Grant in favor of Public Service Company of Northern Illinois and Illinois Bell Telephone Company, their respective successors and assigns, recorded June 22, 1951 as Document No. 15106430, and E.N. Scully and Sons Consolidation Plat, recorded December 11, 1987 as document 87656561.
3. Reservation of the right to continue to protect, maintain, operate and use any and all existing underground drainage conduits, sewers, water mains, gas lines, electric power lines, communication lines, wires and other utilities, and easements of any kind whatsoever, on said real estate, including the repair, reconstruction and replacement thereof, as contained in the Deed recorded October 3, 1980 as document number 25609927.
4. Covenants, conditions and restrictions contained in the Deed recorded October 3, 1980 as document 25609927.
5. Terms and provisions contained in and rights and easements established by Grant in favor of Commonwealth Edison Company recorded November 27, 1963 as Document 18982386, and as noted in Deeds recorded as documents 85223214 and 85223215.
6. Terms and provisions contained in and rights and easements established by Grant in favor of Commonwealth Edison Company recorded November 17, 1987 as Document No. 87615691 and as shown on Plat of E.N. Scully and Sons Consolidation recorded December 11, 1987 as document number 87656561.
7. Agreement recorded October 5, 1987 as document number 87540345, and the terms and provisions therein contained.
8. Easement in favor of Commonwealth Edison Company and Public Utilities as shown on Plat Greenwood Subdivision recorded December 3, 2018 as document 1833744034.
9. Rights of short-term space tenants under unrecorded short-term storage space agreements which do not contain any rights of first refusal or options to purchase.

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Lot 1 in Greenwood Subdivision, a subdivision of Lot 1 in E.N. Scully and Son's Consolidation, a subdivision of various parts of the Southeast ¼ of the Southwest ¼ of Section 13, Township 41 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded December 3, 2018 as document number 1833744034, in Cook County Illinois.

| | | | |
|---|---|------------------|----------|
| REAL ESTATE TRANSFER TAX | | 08-Feb-2021 | |
|  |  | COUNTY: | 2,712.50 |
| | | ILLINOIS: | 5,425.00 |
| | | TOTAL: | 8,137.50 |
| 10-13-322-044-0000 | 20710211634376 | 0-687-850-512 | |

034682
CITY OF EVANSTON
Real Estate Transfer Tax
 PAID JAN 28 2021 AMOUNT \$ 48,825.00
 Agent NB

Property of Cook County Clerk's Office