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After recording return to
Jack George, Esq.
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71 S. Wacker Dr, 47th Floor
Chicago, Illinois 60606

Mail tax bills to:
SC Lake LLC
472 W. Superior St.
Chicago, Illinois 60654

Doc# 2116122010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/10/2021 10:30 AM PG: 1 OF 4

THE ABOVE SPACE FOR RECORDER'S USE ONLY

CC#1 2006744L04K (1)

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, **Fight Club Owner LLC**, a Delaware limited liability company (f/k/a Spectre Partners LLC) ("Grantor") having an office at 917 W. Washington Blvd. Suite 308, Chicago, Illinois 60605, does hereby sell and convey to **SC Lake LLC**, an Illinois limited liability company ("Grantee"), having an office at 472 West Superior Street, Chicago, Illinois, all of the Grantor's rights, title and interest in and to the following described real property (the "Property") situated in Cook County, Illinois, together with all improvements thereon and all of the Grantor's interest in any rights and privileges solely appurtenant thereto:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HERETO; SUBJECT TO THOSE MATTERS DESCRIBED IN EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining: TO HAVE AND TO HOLD the Property, with the appurtenances thereto, unto Grantee and its successors and assigns.

Grantor, for itself, and its successors, does covenant, promise, and agree, to WARRANT AND FOREVER DEFEND the Property unto Grantee, its successors and assigns, against every person lawfully claiming the same, or any part thereof, by through, or under Grantor but not otherwise.

REAL ESTATE TRANSFER TAX		04-Jun-2021
COUNTY:		1,750.00
ILLINOIS:		3,500.00
TOTAL:		5,250.00

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EXHIBIT A
LEGAL DESCRIPTION

LOT 5 IN BLOCK 36 IN CARPENTER'S ADDITION TO CHICAGO IN SECTION 8,
TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

Property Address: 821 W. Lake Street, Chicago, Illinois 60607

PIN: 17-08-434-001-0000

Property of Cook County Clerk's Office

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EXHIBIT "B" PERMITTED EXCEPTIONS

1. Taxes and assessments for 2020 2nd Installment and subsequent years, which are not yet due and payable.
2. Terms, provisions, conditions and limitations contained in the agreed order of settlement with permanent injunction entered September 19, 2008 in case 08M1400230, which in part provides for a permanent injunction enjoining the defendants, their successors, heirs, assignees, agents, and/or other person(s) working in concert with them or under their control, from using the subject property, or allowing it to be used, to park motor vehicles outdoors, a copy of which was recorded September 26, 2008 as document no. 0827045085.
3. Zoning Rights Agreement recorded January 14, 2019 as document no. 1901434066 made by and between W-SF Goldfinger Owner VII, LLC and Spectre Partners LLC, and the terms and provisions contained therein.
4. Rights, if any, of public and quasi-public utilities in the Land.
5. Encroachment of overhead lights located on the building East and adjoining onto the Land by .25 to .91 feet.
6. Encroachment of the Billboard Corner attached to the building East of and adjoining the Land onto the Land by .10 feet.