

Record and return to:
Madison Title Agency, LLC
1125 Ocean Avenue
Lakewood, NJ 08701
MTA 160676A

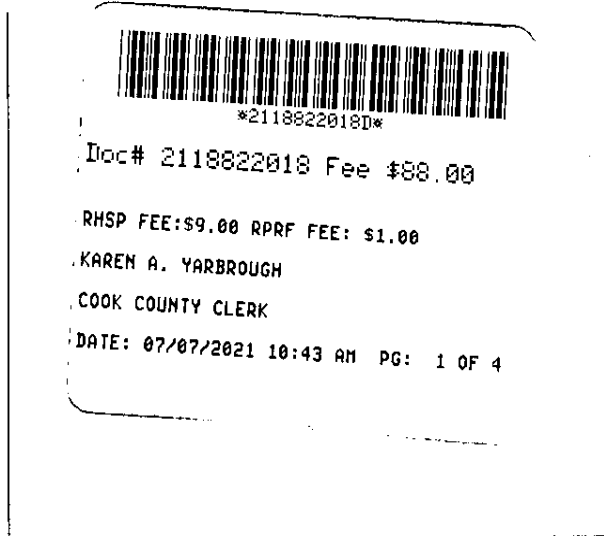
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This instrument was prepared by:

Elliot Lee, Esq.
Novack Burnbaum Crystal LLP
675 Third Avenue, Floor 8
New York, NY 10017

Parcel No.: 16-08-419-002-0000

After recording mail to:
Madison Title Agency, LLC
1125 Ocean Avenue
Lakewood NJ 08701
Attn: Bracha Greenberg



2118822018D

Doc# 2118822018 Fee \$88.00

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

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 07/07/2021 10:43 AM PG: 1 OF 4

For Recorder's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and effective this 29th day of June, 2021, by and between **White Oak LLC, LLC**, a Delaware limited liability company ("**Grantor**") with a mailing address of 6300 Wilshire Boulevard, Suite 1800, Los Angeles, CA 90048, and **Mayfield Property LLC**, a Delaware limited liability company ("**Grantee**"), with a mailing address of 1730 NJ-37, Toms River NJ 08757.

WITNESSETH, that Grantor, possessing the entirety of the interest in the property, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER unto Grantee the following described real estate, situated in the city of Chicago, County of Cook and State of Illinois and known and described as follows:

See Exhibit A attached hereto and made part hereof.

SUBJECT ONLY TO all covenants, easements, restrictions and other matters of record, if any (the "**Permitted Exceptions**").

PARCEL NO.: 16-08-419-002-0000

TO HAVE AND TO HOLD the herein described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and Grantor hereby covenanting that it has good and lawful authority to sell and convey the real estate, free and clear of all liens and encumbrances other than the Permitted Exceptions, and Grantor does hereby bind themselves and their successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against every person whomsoever lawfully claiming by, through or under Grantor, subject, however, to the Permitted Exceptions.

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

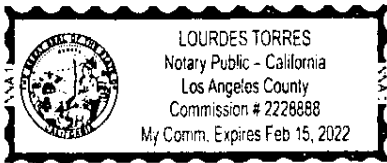
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On May 10, 2021 before me, Lourdes Torres, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared: JACOB WINTNER
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: Lourdes Torres
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration or the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

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EXHIBIT A

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Chicago, County of Cook, State of Illinois.

The east 40 feet of Lot 89 in Prairie Avenue Addition to Austin in the southeast $\frac{1}{4}$ of Section 8, Township 39 North, Range 13, east of the third principal meridian, in Cook County, Illinois.

NOTE FOR INFORMATION: Being Parcel No. 16-08-419-002-0000 of the City of Chicago, County of Cook.

Property of Cook County Clerk's Office