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This Instrument Prepared By:

McDermott Will & Emery LLP
444 West Lake Street, Suite 4000
Chicago, Illinois 60606
Attn: David R. Neville

and After Recording Return To:

Paul Hastings LLP
71 S. Wacker Drive, 45th Floor
Chicago, IL 60606
Attn: Gregory E. Spitzer



Doc# 2129415048 Fee \$59.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/21/2021 03:53 PM PG: 1 OF 5

CC 42002312LD 10/1 CSC


SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 14th day of October, 2021, between THE CENACLE CONVENT, an Illinois not-for profit corporation ("Grantor"), and FULL PARK LLC, an Illinois limited liability company ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit (the "Premises"):

See Exhibit A attached hereto and made a part hereof.



TO HAVE AND TO HOLD the said Premises, together with all and singular the rights, rents, issues, profits, hereditaments and appurtenances thereto or in anywise appertaining or belonging, unto the Grantee, forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors and assigns, that it has not done or suffered to be done anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, said Premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to those matters listed on Exhibit B attached hereto and made a part hereof, but not otherwise, it being acknowledged that Grantor makes no other warranty or covenant in this special warranty deed other than such special warranty of title to the Premises conveyed hereby.

| REAL ESTATE TRANSFER TAX | | 15-Oct-2021 |
|---|----------|-------------|
|  | CHICAGO: | 97,500.00 |
| | CTA: | 0.00 |
| | TOTAL: | 97,500.00 * |

14-33-104-010-0000 | 20211001604030 | 0-306-788-496

* Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | | 15-Oct-2021 |
|---|-----------|-------------|
|  | COUNTY: | 6,500.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 6,500.00 |

14-33-104-010-0000 | 20211001604030 | 0-490-289-296

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

The West 66 feet of the East 165 feet of the North 300 feet of block 5 in Canal Trustee's subdivision in section 33, township 40 North, range 14 east of the third principal Meridian, in Cook County, Illinois

Parcel 2:

The 16 feet south of and adjoining the north 134 feet of lot 1 in the subdivision by Waddington and others subdivision of Block 5, in section 33, township 40 North, range 14 east of the third principal Meridian, in Cook County, Illinois

Parcel 3:

Lot 1, 2, and 3 in Woolcott's subdivision of Lot 7 in assessor's Division of Lots 1, 2 and 3 in Block 5, in section 33, township 40 North, range 14 east of the third principal Meridian, in Cook County, Illinois

Parcel 4:

Lot 3 in assessor's Division of Lots 1, 2 and 3 in Block 5, in section 33, township 40 North, range 14 east of the third principal Meridian, in Cook County, Illinois

Parcel 5:

Lots 1, 2 and 3 and 4 in Kargel's subdivision of Lot 5 in the subdivision of Block 5, in section 33, township 40 North, range 14 east of the third principal Meridian, in Cook County, Illinois

Parcel 6:

Lots 7, 8 and 9 in the subdivision of Lot 4 in Waddington, Simons and others subdivision of Block 5, in section 33, township 40 North, range 14 east of the third principal Meridian, in Cook County, Illinois

Parcel 7:

The North 51 $\frac{1}{3}$ feet of subdivision lot 4 in assessor's Division of Lots 1, 2 and 3 in Waddington and others subdivision of Block 5 aforesaid, otherwise described as the 51 $\frac{1}{3}$ feet south of and adjoining North 182 feet of lot 1 in said Waddington and others subdivision of Block 5, in section 33, township 40 North, range 14 east of the third principal Meridian, in Cook County, Illinois

Parcel 8:

The South 24 $\frac{2}{3}$ feet of North 76 feet of subdivision lot 4 in assessor's subdivision of Lots 1, 2 and 3 in Block 5 in the Canal Trustee's subdivision of Sec 33, township 40 North, range 14 east of the Third Principal Meridian, in Cook County, Illinois, according to the Plat Thereof of assessor's subdivision aforesaid recorded October 30, 1866 as document 125729 in Cook County, Illinois.

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Common Address: 513 W. Fullerton Parkway, Chicago, Illinois 60614

Tax PINs: 14-33-104-010-0000; 14-33-104-011-0000; 14-33-104-012-0000; 14-33-104-014-0000;
14-33-104-037-0000; 14-33-104-050-0000; 14-33-104-056-0000; 14-33-104-057-0000;
14-33-104-058-0000; 14-33-104-059-0000; 14-33-104-060-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes and assessments not yet due and payable.
2. Building and lot lines, zoning, land use, building code, life-safety and all other applicable laws, codes, ordinances, rules and regulations which affect the Premises.
3. Acts of Grantee and those claiming by, through or under Grantee.
4. Easement for the benefit of the respective owners of lots 1 to 6 and lots 7, 8 and 9 in the subdivision of Lot 4 aforesaid, their successors and assigns, heirs, agents, tenants and others for nonexclusive right of ingress and egress over a portion of the land and other property, right to construct and maintain a private sidewalk within easement parcels, storage of garbage dumpster, and maintenance and repair of said easement areas contained in instrument recorded April 12, 1927 as document no. 9612856 and amended by instrument recorded as document no. 88178235.
5. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on July 29, 1965 as Document No. 19541510, in favor of Commonwealth Edison Company to construct, operate, use, maintain, repair, replace, relocate, renew and remove poles, crossarms, wires, cables, conduit and other over-head or underground equipment, or both, for the transmission and distribution of electric energy in, under, over, across and along the east 10 feet of the west 32 feet of Lots 7, 8 and 9 in the subdivision of Lot 4 in Waddington, Simon's and Others Subdivision of Block 5 in the Canal Trustee's Subdivision in Section 33, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.
6. Matters shown on that certain ALTA/NSPS Survey prepared by Gremley & Biedermann, as Order No. 2020-28086-001, dated July 31, 2021, last revised October 4, 2021.