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SPECIAL WARRANTY DEED

Upon recording, return to:
SATC | Law
Attn: John W. Campbell, Jr.
222 West Adams St., Suite 3050
Chicago, IL 60606

Send subsequent tax bills to:
BMCP Western Ave Property LLC
Attn: DAN HANSON
One Parkview Plaza, 9th Fl.
Oakbrook Terrace, IL 60181



Doc# 2131317005 Fee \$89.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/09/2021 09:39 AM PG: 1 OF 4

2143 N. WESTERN (CHICAGO), LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto BMCP WESTERN AVE PROPERTY LLC, an Illinois limited liability company, with an address of One Parkview Plaza, 9th Fl., Oakbrook Terrace, IL 60181 ("Grantee"), the tract(s) or parcel(s) of land in the City of Chicago, County of Cook, State of Illinois, described on Exhibit A, together with (i) all improvements located thereon, but expressly excluding improvements and structures owned by any tenant or any other third party, (ii) all right, title, and interest of Grantor, if any, in and to the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in any way appertaining thereto, and (iii) all right, title, and interest of Grantor, if any, in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such tract or parcel of land (such land and interests are hereinafter collectively referred to as the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to all easements, restrictions, reservations and title matters as described on Exhibit B (hereinafter referred to collectively as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions.

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2K550017091UE
MM 10/3

SN
P 4
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EXECUTED to be effective as of October 21, 2021.

2143 N. WESTERN (CHICAGO), LLC,
an Illinois limited liability company

By: [Signature]
Name: Razi Uddin
Title: Authorized Signatory


STATE OF Illinois)
) SS.
COUNTY OF Cook)

This instrument was acknowledged before me on 10/5, 2021, by Razi Uddin, not individually, but as Authorized Signatory of 2143 N. Western (Chicago), LLC, an Illinois limited liability company, on behalf of said limited liability company.



[Signature]

Notary Public, State of Illinois



REAL ESTATE TRANSFER TAX		25-Oct-2021
	CHICAGO:	8,437.50
	CTA:	3,375.00
	TOTAL:	11,812.50*

14-31-118-033-1001 | 20211001614310 | 1-814-553-744
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		25-Oct-2021
	COUNTY:	562.50
	ILLINOIS:	1,125.00
	TOTAL:	1,687.50

14-31-118-033-1001 | 20211001614310 | 0-472-376-464

This document was prepared by:
Clark Hill PLC
Daniel M. Borek, Esq.
130 E. Randolph St., Suite 3900
Chicago, IL 60601

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EXHIBIT A

DESCRIPTION OF THE PROPERTY

LOT 11 (EXCEPT THE NORTH 1 FOOT THEREOF) AND THE NORTH 2 FEET OF LOT 12 IN BLOCK 12 IN HOLSTEIN, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING OF WESTERN AVENUE), IN COOK COUNTY, ILLINOIS.

Commonly known as: 2143 N. Western Ave., Chicago, IL 60647

PINS: 14-31-118-033-1001
14-31-118-033-1002
14-31-118-033-1003
14-31-118-033-1004
14-31-118-033-1005
14-31-118-033-1006

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Covenants, conditions, and restrictions of record;
2. Public and utility easements, if any;
3. Acts done by or suffered through Grantee;
4. Existing tenancies and leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees;
5. All special governmental taxes or assessments confirmed and unconfirmed;
6. General real estate taxes not yet due and payable; and
7. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as Recording No. 1436433016 and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.