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Doc# 2200315030 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/03/2022 01:43 PM PG: 1 OF 5

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH that GFG CI-1 LLC, a Delaware limited liability company ("Grantor"), with an address at c/o Brennan Investment Group, 9450 W. Bryn Mawr Ave., #750, Rosemont, IL 60018, GRANTS, BARGAINS, SELLS AND CONVEYS to OYSTER TWO ILLINOIS OWNER, LLC, a Delaware limited liability company ("Grantee"), with an address at c/o Maritime Management, LLC, One Maritime Plaza, Suite 2100, San Francisco, CA 94111, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Cook County, Illinois (the "Real Estate"):

See Exhibit A attached hereto and made a part hereof, together with all improvements situated thereon and all tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining, and all right, title, and interest of Grantor in and to adjacent streets and rights-of-way, subject to the encumbrances described in Exhibit B attached hereto and made a part hereof (hereinafter called the "Permitted Exceptions").

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it and its successors and assigns will forever defend title to the Real Estate unto Grantee, its successors and assigns (subject to the Permitted Exceptions) against only those claims of persons claiming to title to or asserting claims affecting title to the Real Estate, or any part thereof, by, through or under Grantor, but not otherwise.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she is duly authorized to execute and deliver this deed on behalf of Grantor.

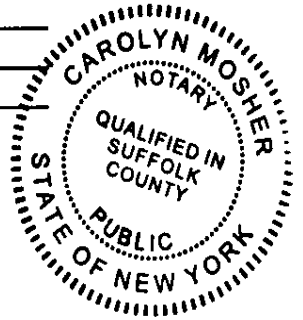
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IN WITNESS WHEREOF, Grantor has caused this deed to be ~~dated effective the 12th~~ day of November, 2021!

GFG CI-1 LLC,
a Delaware limited liability company

By: [Signature]
Name: Jill A. Matarese
Title: Vice President



STATE OF New York)
) SS:
COUNTY OF Suffolk)

Before me, a Notary Public in and for the State of New York, personally appeared Jill A. Matarese, the Vice President of GFG CI-1 LLC, a Delaware limited liability company, who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said limited liability company.

Witness my hand and Notarial Seal this 8th day of November, 2021!

Printed Name: [Signature]
Notary Public

I am a resident of
Suffolk County, New York

My commission expires:
March 23, 2023

CAROLYN MOSHER
NOTARY PUBLIC-STATE OF NEW YORK
No. 07MO6321711
Qualified in Suffolk County
My Commission Expires March 23, 2023

This Document Prepared by: M. Hannah Rudder, Esq., King & Spalding LLP, 300 S. Tryon St., Suite 1700, Charlotte, NC 28202

After Recording, Return to: Douglas Merkel, Pircher, Nichols & Meeks LLP, 1901 Avenue of the Stars, Suite 1200, Los Angeles, CA 90067

Send Future Tax Bills to: Brennan Investment Group, 9450 W. Bryn Mawr Ave #750! Rosemont, IL 60018

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EXHIBIT A

Legal Description



THAT PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, 179.0 FEET (AS MEASURED ALONG THE WEST LINE) NORTH OF THE SOUTH LINE OF SAID SECTION 36; THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 33.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH ALONG A LINE 33.0 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1212.0 FEET; THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE WEST LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD RIGHT OF WAY, (BEING THE EAST 33.0 FEET EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36); THENCE SOUTHERLY ALONG SAID LOT, A DISTANCE OF 1122.0 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO THE POINT OF BEGINNING, (EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 429.0 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID TRACT, A DISTANCE OF 510.0 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 240.0 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF SAID TRACT, SAID POINT BEING 559.89 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 562.11 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID TRACT TO THE POINT OF BEGINNING; ALSO, EXCEPT THE NORTH 543.00 FEET OF SAID TRACT), ALL IN COOK COUNTY, ILLINOIS.

Street Address: 8585 S. 77th Street, Bridgeview, IL

Tax Parcel Number(s): 18-36-306-009-0000

REAL ESTATE TRANSFER TAX		01-Dec-2021	
		COUNTY:	873.50
		ILLINOIS:	1,747.00
		TOTAL:	2,620.50
18-36-306-009-0000		20211001601708 1-235-313-296	

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EXHIBIT B

Permitted Exceptions

1. General real estate taxes for the year(s) 2021 and subsequent years, none now due and payable.
2. Terms, conditions and limitations contained in the No Further Remediation Letter issued by the Illinois Environmental Protection Agency and recorded January 6, 2000 as document 00016196.
3. The fact, as disclosed by that certain document or documents recorded January 6, 2000 as Document No. 00016196 of Official Records, that some violation of environmental protection laws may have occurred which may affect the land.
4. Rights of way for railroads, switch tracks or spur tracks, if any, and right of the railroad company to the use, operation, maintenance and repair of same, and the approximate location of railroad tracks is as shown on the Survey (as hereinafter defined).
5. The rights of the following tenant, as tenant only, under an unrecorded tenant lease, such rights do not include any options to purchase or rights of first refusal to purchase all or any portion of the insured land: Micron Metal Finishing, LLC.
6. Mortgage dated November 21, 2016 and recorded December 02, 2016 as Document No. 1633713030, made by GFG CI-1 LLC, to Barclays Bank PLC, to secure an indebtedness in the amount of \$38,500,000.00, and the terms and conditions thereof.

Assigned to Wilmington Trust, National Association, as Trustee for the benefit of the registered holders of Wells Fargo Commercial Mortgage Securities Trust 2016-C37, Commercial Mortgage Pass-Through Certificates, Series 2016-C37, and in its capacity as Lead Securitization Note Holder by assignment recorded March 17, 2017 as document number 1707657189.

Partial Release of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing and Assignment of Leases and Rents and UCC-1 Financing Statement recorded December 26, 2018 as document 1836045001.

7. Assignment of Rents made by GFG CI-1 LLC to Barclays Bank PLC recorded December 02, 2016 as document 1633713031.

Assigned to Wilmington Trust, National Association, as Trustee for the benefit of the registered holders of Wells Fargo Commercial Mortgage Securities Trust 2016-C37, Commercial Mortgage Pass-Through Certificates, Series 2016-C37, and in its capacity as Lead Securitization Note Holder by assignment recorded March 17, 2017 as document number 1707657190.

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Partial Release of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing and Assignment of Leases and Rents and UCC-1 Financing Statement recorded December 26, 2018 as document 1836045001.

8. ALTA/NSPS Land Title Survey made by THD Design Group, Inc. for CRESurveys under the certification and seal of Brian J. Fischer, Surveyor License No. 035-003283, dated May 13, 2021, last revised October 14, 2021, designated Project #21-6750. Site #003 (the "Survey"), discloses the following:
 - a) Chain link fence encroaches over the southeasterly property line.

Property of Cook County Clerk's Office