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Karen A. Yarbrough
Cook County Clerk
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Dec ID 20220101688932
ST/CO Stamp 1-005-794-960 ST Tax \$1,629.50 CO Tax \$814.75
City Stamp 1-236-620-944 City Tax: \$17,109.75

After recording mail to:

Realtynet TIC Investments, LLC
4636 Box Meadow Circle
Herriman, Utah 84096

Send subsequent tax bills to/
Grantee's Address

Realtynet TIC Investments, LLC
4636 Box Meadow Circle
Herriman, Utah 84096

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of January 5, 2022, between **FD CHICAGO ILLINOIS SOUTH ASHLAND AVENUE, LLC**, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois ("**Grantor**"), and **REALTYNET TIC INVESTMENTS, LLC**, a Utah limited liability company, of the City of Herriman, County of Salt Lake, State of Utah ("**Grantee**"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

Please see Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

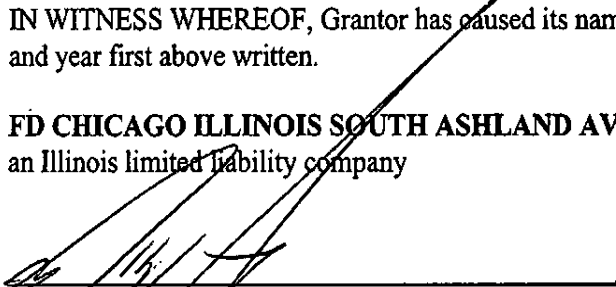
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to all covenants, conditions, restrictions, encumbrances, and matters of record

(SIGNATURE PAGE FOLLOWS)

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

FD CHICAGO ILLINOIS SOUTH ASHLAND AVENUE, LLC,
an Illinois limited liability company

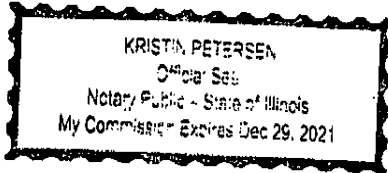

Name: Nicholas Stratigakes
Title: Manager


STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Nicholas Stratigakes, the Manager of **FD CHICAGO ILLINOIS SOUTH ASHLAND AVENUE, LLC**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal as of December 24, 2021.

SEAL





Notary Public

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6 and 7 (except that part of said lots vacated for widening of Ashland Avenue) in Block 12 in E. O. Lanphere's Addition to Englewood, being a subdivision of Blocks 1 to 15 and the North Half of Block 16 inclusive, of Sea's Subdivision of the East Half of the Southeast Quarter of Section 19, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PIN(s): 20-19-415-045-0000; 20-19-415-022-0000; 20-19-415-023-0000; and 20-19-415-024-0000

Commonly known as: 6800 South Ashland Avenue, Chicago, IL 60636

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