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Doc# 2204512061 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/14/2022 06:40 AM Pg: 1 of 4

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Dec ID 20220101609259
ST/CO Stamp 1-902-932-368 ST Tax \$1,630.00 CO Tax \$815.00

CTIC
After recording return to:
Matt Blanchard
The Niki Group, LLC
11720 El Camino Real, Suite 250
San Diego, California 92130

Send Subsequent Tax Bills to:
Niki Akron, LP, et. al
c/o The Niki Group, LLC
11720 El Camino Real, Suite 250
San Diego, California 92130

SPECIAL WARRANTY DEED (Company to Company)

THIS SPECIAL WARRANTY DEED is effective the 4th day of February 2022, is between, **OLB, LLC**, a Delaware limited liability company (the "**Grantor**"), of Elmhurst, Illinois, and **Niki Akron, LP**, a California limited partnership, as to an undivided 46% interest; **Samex Properties, LLC**, a California limited liability company, as to an undivided 18.8% interest; **TNG Muir, LLC**, California limited liability company, as to an undivided 20% interest; and **NG21, LP**, a California limited partnership, as to an undivided 15.2% interest (collectively, the "**Grantees**"), having an address at 11720 El Camino Real, Suite 250, San Diego, California

WITNESSETH, that Grantor, for and in consideration of Ten and No/100 Dollars, (\$10.00) in hand paid, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantees, as Tenants in Common, all interest in the following described real estate, to wit:

SEE ATTACHED EXHIBIT A


Subject only to: (a) covenants, conditions and restrictions of record; (b) general taxes for the year 2021 and subsequent years, which are not yet due and payable; (c) acts of Grantees or their authorized agents; and (d) permitted exceptions (see attached Exhibit B).

TO HAVE AND TO HOLD the Property unto Grantees, its successors and assigns FOREVER, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantees, 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.

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In Witness Whereof, Grantor has caused this deed to be signed on its behalf this 31st day of January 2022.


OLB, LLC,
a Delaware limited liability company

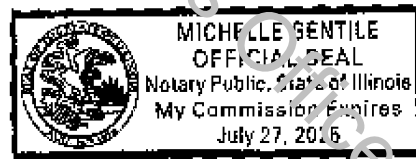
By: 
Name: Calvin D. Boender
Title: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify, that Calvin D. Boender, as manager of OLB, LLC, a Delaware limited liability company, 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 a free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal,
this 31st day of January 2022.


Notary Public



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EXHIBIT A

Legal Description

PARCEL 1:

LOTS 2 TO 5 INCLUSIVE AND EAST 12.49 OF LOT 6 IN NORTH EVANSTON HARRISON BLVD SUBDIVISION OF THE EAST 13.37 ACRES (EX THE SOUTH 528 FEET OF THE EAST 165 FEET) OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 9 TOWNSHIP 41 RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF VACATED ALLEY NORTH OF LOT 3 AND SOUTH OF LOTS 4, 5 AND 6 LYING BETWEEN THE WEST LINE OF CICERO AVENUE AND WEST OF LOTS 1, 2 AND 3 EXTENDED NORTH IN NORTH EVANSTON HARRISON BLVD SUBDIVISION OF THE EAST 13.37 ACRES (EXCEPT THE SOUTH 528.00 FEET OF THE EAST 165.00 FEET) OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 10066 N. Skokie Blvd., Skokie, Illinois 60077
PIN(S): 10-09-204-006-0000
10-09-204-007-0000
10-09-204-027-0000
10-09-204-028-0000

Store #240

VILLAGE OF SKOKIE ECONOMIC DEVELOPMENT TAX		
PIN: <u>10-09-204-006/007/027/028</u>		
ADDRESS: <u>10066 Skokie Blvd</u>		
18807	<u>2/1/22</u>	<u>\$4890.00</u> <u>SL</u>

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EXHIBIT B Permitted Exceptions

1. Lease dated April 15, 2004, as amended, by and between Fannie Mae Confections, Inc., a Delaware corporation, as tenant, and OLB, LLC, as landlord. (Affects Parcels 1 & 2)
2. Ordinance recorded March 27, 1974 as document 22667675 providing for the vacation of the north-south and east-west Alleys between Skokie Boulevard; Lacrosse Avenue; old Orchard Road and Central Street in the Village of Skokie. (Affects Parcels 1 & 2)
3. Encroachment of the black top lying South and adjoining onto the insured premises along the south western line of the Land as disclosed by survey made by National Survey Service Inc., dated October 31, 1991 as order number n-116700. (Affects Parcels 1 & 2)
4. Encroachment of the concrete curb onto the property North and adjoining by approximately .60 feet as disclosed by survey made by National Survey Service, Inc., dated October 31, 1991 as order number n-116700. (Affects Parcels 1 & 2)
5. Light Poles as disclosed by survey made by National Survey Service, Inc., dated October 31, 1991 as order number n-116700. (Affects Parcels 1 & 2)
6. Easement reserved in Ordinance recorded March 1, 1956 as document 16509245 in favor of the Public Service Company of Northern Illinois and to Illinois Bell Telephone Company for public service utilities, if any, located in alley and for maintenance, renewal and reconstruction thereof. (Affects Parcel 2)
7. Rights of the public and quasi-public utilities, if any, in said vacated alley for maintenance therein of poles, conduits, sewers and other facilities. (Affects Parcel 2)