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Prepared by and after recording mail to:

Elizabeth Radichel
Neal, Gerber & Eisenberg, LLP
Two North LaSalle Street, Suite 1700
Chicago, Illinois 60602



Doc# 2213912083 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/19/2022 01:33 PM PG: 1 OF 4

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SPECIAL WARRANTY DEED

The Grantor, TCA - 2020 WEST, L.L.C., an Illinois limited liability company, for and in consideration of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to COLUMBIA EQUITIES LIMITED PARTNERSHIP, an Illinois limited partnership ("Grantee"), the real property situated in the County of Cook in the State of Illinois described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, estates, interests, hereditaments, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor.

[Signature page follows]

REAL ESTATE TRANSFER TAX 19-May-2022



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00

14-30-301-006-0000 | 20220401685348 | 1-352-687-50

REAL ESTATE TRANSFER TAX 19-May-2022



COUNTY: 1,375.00
ILLINOIS: 2,750.00
TOTAL: 4,125.00

14-30-301-006-0000 | 20220401685348 | 1-791-451-024

* Total does not include any applicable penalty or interest due

First American Title Order#

NCS-1100966-CHI
(JAB)

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IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed this 16th day of MAY, 2022.

GRANTOR

TCA- 2020 WEST, LLC, an Illinois limited liability company

By: Tennis Corporation of America, a Delaware corporation, its manager and sole member

By: 
Name: Steven L Schwartz
Title: President

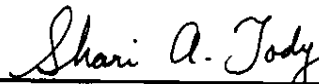
STATE OF ILLINOIS)

) St.

COUNTY OF COOK)

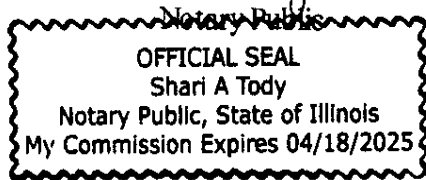
I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that Steven L. Schwartz, as President of Tennis Corporation of America, a Delaware corporation, as the manager and sole member of TCA - 2020 West, LLC, an Illinois limited liability company, personally 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 on behalf of the limited liability company, as his own free and voluntary act and as the free and voluntary act of the limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 12th day of MAY, 2022.



My Commission Expires:

April 18, 2025



<p>SEND SUBSEQUENT TAX BILLS TO:</p> <p>Columbia Equities Limited Partnership 3611 North Kedzie Avenue Chicago, Illinois 60618</p>	<p>THIS INSTRUMENT WAS PREPARED BY:</p> <p>Elizabeth Radichel Neal, Gerber & Eisenberg, LLP Two North LaSalle Street, Suite 1700 Chicago, Illinois 60602</p>
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EXHIBIT A

LEGAL DESCRIPTION

TRACT 8A:

LOT 1 IN ASSESSOR'S SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH EAST LINE OF ELSTON AVENUE AND EAST LINE OF SAID SOUTH WEST 1/4 AND RUNNING THENCE NORTH WESTERLY ALONG THE SAID NORTHEASTERLY LINE OF ELSTON AVENUE 267 FEET, THENCE NORTHEASTERLY ON A LINE PERPENDICULAR TO NORTHEASTERLY LINE OF ELSTON AVENUE 90 FEET, THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE NORTHEASTERLY LINE OF ELSTON AVENUE 20 FEET, THENCE NORTHEASTERLY ON A LINE PERPENDICULAR TO SAID NORTHEASTERLY LINE OF ELSTON AVENUE 206.68 FEET MORE OR LESS TO THE EAST LINE OF SAID SOUTH WEST 1/4, THENCE SOUTH ALONG SAID EAST LINE OF SOUTH WEST 1/4 412.78 FEET MORE OR LESS TO THE PLACE OF BEGINNING, AND ALSO EXCEPT THAT PART THEREOF LYING EASTERLY OF THE WEST LINE OF NORTH ROBEY STREET), IN COOK COUNTY, ILLINOIS.

TRACT 8B:

THAT PART OF LOT 1 IN ASSESSOR'S SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF ELSTON AVENUE AND THE EAST LINE OF SAID SOUTH WEST 1/4 AND RUNNING THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF ELSTON AVENUE 237 FEET, THENCE NORTHEASTERLY ON A LINE PERPENDICULAR TO SAID NORTHEASTERLY LINE OF ELSTON AVENUE TO THE EAST LINE OF SAID SOUTH WEST 1/4 BEING THE PLACE OF BEGINNING OF THE PREMISES HEREBY DESCRIBED, THENCE SOUTHWESTERLY ALONG SAID LAST DESCRIBED PERPENDICULAR LINE TO SAID NORTHEASTERLY LINE OF ELSTON AVENUE, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF ELSTON AVENUE 30 FEET, THENCE NORTHEASTERLY ON A LINE PERPENDICULAR TO THE NORTHEASTERLY LINE OF ELSTON AVENUE 90 FEET, THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE NORTHEASTERLY LINE OF ELSTON AVENUE 20 FEET, THENCE NORTHEASTERLY ON A LINE PERPENDICULAR TO SAID NORTHEASTERLY LINE OF ELSTON AVENUE 206.68 FEET MORE OR LESS TO THE EAST LINE OF SAID SOUTH EAST 1/4, THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTH WEST 1/4 TO THE PLACE OF BEGINNING (EXCEPT THAT PART THEREOF LYING EASTERLY OF THE WEST LINE OF NORTH DAMEN AVENUE AS DESCRIBED BY DEED TO THE CITY OF CHICAGO RECORDED AS DOCUMENT NO. 9619091), IN COOK COUNTY, ILLINOIS.

TRACT 8C:

THAT PART OF LOT 1 IN ASSESSOR'S SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL

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MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF ELSTON AVENUE AND THE EAST LINE OF SAID SOUTH WEST 1/4 AND RUNNING THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF ELSTON AVENUE 237 FEET; THENCE NORTHEASTERLY IN A LINE PERPENDICULAR TO SAID NORTHEASTERLY LINE OF ELSTON AVENUE TO THE EAST LINE OF SAID SOUTH WEST 1/4; THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTH WEST 1/4 TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THAT PART LYING EAST OF A LINE DRAWN THROUGH A POINT IN A LINE 74 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTH WEST 1/4 OF SECTION 30, 800 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 30 AND THROUGH A POINT IN THE NORTHEASTERLY LINE OF ELSTON AVENUE 33 FEET WEST OF AND MEASURED AT RIGHT ANGLES THERETO THE EAST LINE OF SAID SOUTH WEST 1/4 OF SECTION 30; AND LYING SOUTH OF THE NORTH BRANCH OF THE CHICAGO RIVER, ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTHEASTERLY LINE OF ELSTON AVENUE 33 FEET WEST OF AND MEASURED AT RIGHT ANGLES THERETO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 30; THENCE NORTHERLY ALONG A LINE DRAWN THROUGH A POINT IN LINE 74 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTH WEST 1/4 OF SECTION 30, 800 FEET NORTH OF SOUTH LINE OF SAID SECTION 30 TO A POINT IN THE NORTHEASTERLY LINE OF ELSTON AVENUE 33 FEET WEST OF AND MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTH WEST 1/4 OF SECTION 30, 30 FEET, THENCE SOUTHWESTERLY TO A POINT IN THE NORTHEASTERLY LINE OF ELSTON AVENUE 30 FEET NORTHWESTERLY FROM THE PLACE OF BEGINNING, THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF ELSTON AVENUE TO THE PLACE OF BEGINNING).

EXCEPTING FROM TRACTS 8A, 8B AND 8C THAT PART TAKEN FOR ROAD PURPOSES PER AGREED FINAL JUDGMENT ORDER PURSUANT TO STIPULATIONS ENTERED IN CASE NO. 2014 L 50562, RECORDED OCTOBER 17, 2014 AS DOCUMENT 1430019017.

ADDRESS: 2020 W. Fullerton Avenue, Chicago, Illinois

PIN(S):

14-30-301-006-0000 (Tract 8A)

14-30-301-008-0000 (Tract 8B)

14-30-301-009-0000 (Tract 8C)