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2231815000

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/14/2022 09:26 AM PG: 1 OF 12

Cover Page

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This Instrument Prepared By:

J. Diego Ledesma
 Burke, Warren, MacKay & Serritella, P.C.
 & Serritella, P.C.
 330 North Wabash Avenue
 21st Floor
 Chicago, IL 60611

Upon Recordation Mail To:

Pickles Manufacturing LLC
 C/O TreeHouse Foods, Inc.
 Attn. David Varalli
 2021 Spring Road, Suite 600
 Oak Brook, IL 60523

SPECIAL WARRANTY DEED

THIS INDENTURE made this 31st day of August, 2022, between MEAL PREPARATION, INC. a Delaware corporation (the "Grantor"), and PICKLES MANUFACTURING LLC, a Delaware limited liability company, having an address of c/o TreeHouse Foods, Inc, 2021 Spring Road, Suite 600, Oak Brook, Illinois 60523 (the "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, and to their successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

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, upon the Grantee, 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, it WILL WARRANT AND DEFEND, subject to:

SEE EXHIBIT B ATTACHED HERETO

[Signature Page Follows]

REAL ESTATE TRANSFER TAX

10-Nov-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

19-03-400-140-0000 | 20220901649753 | 1-282-333-008

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

14-Nov-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

19-03-400-140-0000

| 20220901649753 | 0-739-195-216

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EXHIBIT A
to
Special Warranty Deed

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT B IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE RECORDER'S OFFICE ON APRIL 29, 1897 AS DOCUMENT NO. 2530529 IN BOOK 67 OF PLATS ON PAGE 44, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON A LINE WHICH IS 727.19 FEET SOUTH FROM AND PARALLEL WITH THE EAST AND WEST CENTER LINE HEREINAFTER DEFINED OF SAID SECTION 3 AT A POINT WHICH IS 718.07 FEET WEST FROM THE NORTH AND SOUTH CENTER LINE HEREINAFTER DEFINED OF SAID SECTION 3 AND RUNNING THENCE SOUTH ALONG A LINE WHICH IS PARALLEL WITH SAID NORTH AND SOUTH CENTER LINE OF SECTION 3, A DISTANCE OF 143.41 FEET TO A POINT WHICH IS 870.60 FEET SOUTH FROM SAID EAST AND WEST CENTER LINE OF SECTION 3; THENCE NORTH WESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 892.31 FEET, A DISTANCE OF 15.89 FEET TO A POINT WHICH IS 863.78 FEET SOUTH FROM SAID EAST AND WEST CENTER LINE AND 732.38 FEET WEST FROM SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE NORTH WESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 308.12 FEET, A DISTANCE OF 194.06 FEET TO A POINT WHICH IS 731.26 FEET SOUTH FROM SAID EAST AND WEST CENTER LINE AND 868.94 FEET WEST FROM SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE NORTH WESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 52.03 FEET TO THE POINT OF DEFLECTION IN THE WESTERLY LINE OF THE LANDS CONVEYED TO CRAWFORD REAL ESTATE DEVELOPMENT COMPANY BY DEED DATED AUGUST 26, 1958 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON SEPTEMBER 4, 1958 AS DOCUMENT NO. 17307420, WHICH IS LOCATED IN SAID DEED AT 1978.76 FEET NORTH FROM THE SOUTH LINE AND 893.11 FEET WEST FROM THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE NORTH WESTWARDLY ALONG THE WESTERLY LINE OF THE LAND SO CONVEYED BEING HERE A STRAIGHT LINE, A DISTANCE OF 78.18 FEET TO THE POINT OF DEFLECTION IN SAID WESTERLY LINE WHICH IS LOCATED 2047.74 FEET NORTH FROM THE SOUTH LINE AND 929.38 FEET WEST FROM THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 3; THENCE CONTINUING NORTHWARDLY ALONG THE WESTERLY LINE OF THE LAND SO CONVEYED BEING HERE THE ARC OF A CIRCLE CONVEX TO SOUTHWEST AND HAVING A RADIUS OF 573.69 FEET, A DISTANCE OF 96 FEET TO A POINT ON SAID LINE WHICH IS 528.14 FEET SOUTH FROM SAID EAST AND WEST CENTER LINE OF SECTION 3; THENCE SOUTH EASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO SOUTHWEST AND HAVING A RADIUS OF 329.62 FEET, A DISTANCE OF 290.19 FEET TO THE POINT WHICH IS 668.43 FEET SOUTH FROM SAID EAST AND WEST CENTER LINE AND ON A LINE WHICH IS 724.07 FEET WEST FROM AND PARALLEL WITH SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE 58.76 FEET TO ITS INTERSECTION WITH SAID LINE, 727.19 FEET SOUTH FROM AND PARALLEL WITH SAID EAST AND WEST CENTER LINE OF SECTION 3 AND THENCE EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 6 FEET TO THE POINT OF BEGINNING, CONTAINING 29.995 SQUARE FEET OF LAND MORE OR LESS. THE FOREGOING DESCRIPTION IS BASED UPON THE FOLLOWING DEFINITIONS:

THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SECTION 3, MEASURED 2648.14 FEET WEST FROM THE NORTHEAST CORNER OF SECTION 3 AND MEASURED 2642.84 FEET EAST FROM THE

[Exhibit A-1]

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NORTHWEST CORNER OF SAID SECTION 3 TO A POINT ON THE SOUTH LINE OF SAID SECTION 3, MEASURED 2669.37 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 3 AND MEASURED 2668.04 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION. THE EAST AND WEST CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SECTION 3, MEASURED 2597.19 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 3 AND MEASURED 26698.84 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 3, TO A POINT ON THE WEST LINE OF SAID SECTION 3 MEASURED 2598.77 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 3 AND MEASURED 2661.19 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SECTION 3, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT B IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON APRIL 29, 1897, AS DOCUMENT NUMBER 2530529, IN BOOK 67 OF PLATS, PAGE 44, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE DRAWN PARALLEL WITH AND 687.19 FEET SOUTH FROM SAID EAST AND WEST CENTER LINE OF SECTION 3, WITH A LINE DRAWN PARALLEL WITH AND 718.07 FEET WEST FROM THE SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 40 FEET TO A POINT; THENCE WEST ALONG A LINE DRAWN PARALLEL WITH AND 727.19 FEET SOUTH FROM THE SAID EAST AND WEST CENTER LINE OF SECTION 3, A DISTANCE OF 6 FEET TO A POINT; THENCE NORTH ALONG A LINE DRAWN PARALLEL WITH THE SAID NORTH AND SOUTH CENTER LINE OF SECTION 3, A DISTANCE OF 40 FEET TO A POINT IN THE PARALLEL LINE FIRST HEREINABOVE MENTIONED; THENCE EAST ALONG SAID MENTIONED PARALLEL LINE A DISTANCE OF 6 FEET TO THE POINT OF BEGINNING.

THE FOLLOWING DESCRIBED IS BASED UPON THE FOLLOWING DEFINITIONS:

THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SECTION 3, MEASURED 2648.14 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 3, AND MEASURED 2642.84 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 3, TO A POINT ON THE SOUTH LINE OF SECTION 3, MEASURED 2669.37 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 3, AND MEASURED 2668.04 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THE EAST AND WEST CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON EAST LINE OF SAID SECTION 3, MEASURED 2597.19 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 3 AND MEASURED 2669.84 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 3, TO A POINT ON WEST LINE OF SAID SECTION, MEASURED 2598.77 FEET SOUTH FROM NORTHWEST CORNER OF SAID SECTION 3 AND MEASURED 2661.19 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SECTION 3, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE, OF SECTION 3, TOWNSHIP38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON APRIL 29, 1897 AS DOCUMENT 2530529, IN BOOK 67 OF PLATS, PAGE 44 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE WHICH IS 727.19 FEET SOUTH FROM AND PARALLEL WITH THE EAST AND WEST CENTER LINE, HEREINAFTER DEFINED, OF SAID SECTION

[Exhibit A-2]

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3, WITH A LINE WHICH IS 60.03 FEET EAST FROM AND PARALLEL WITH THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, OF SAID SECTION 3, AND RUNNING THENCE SOUTH ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 208.13 FEET TO ITS INTERSECTION WITH A LINE WHICH IS 935.32 FEET SOUTH FROM AND PARALLEL WITH SAID EAST AND WEST CENTER LINE OF SECTION 3, THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 60.03 FEET TO ITS INTERSECTION WITH THE SAID NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, THENCE NORTH ALONG SAID NORTH AND SOUTH CENTER LINE TO ITS INTERSECTION WITH A LINE WHICH IS 915.32 FEET SOUTH FROM AND PARALLEL WITH SAID EAST AND WEST CENTER LINE OF SECTION 3; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT WHICH IS 550.57 FEET WEST FROM SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE WESTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTH AND HAVING A RADIUS OF 308.12 FEET, A DISTANCE OF 112.23 FEET TO A POINT WHICH IS 895.10 FEET SOUTH FROM SAID EAST AND WEST CENTER LINE AND 660.21 FEET WEST FROM SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 892.31 FEET, TO A POINT WHICH IS 870.60 FEET SOUTH FROM SAID EAST AND WEST CENTER LINE AND 718.07 FEET WEST FROM SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE NORTH ALONG A LINE WHICH IS PARALLEL WITH SAID NORTH AND SOUTH CENTER LINE OF SECTION 3, A DISTANCE OF 143.41 FEET TO ITS INTERSECTION WITH SAID LINE WHICH IS 727.19 FEET SOUTH FROM AND PARALLEL WITH SAID EAST AND WEST CENTER LINE OF SECTION 3, AND THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 778.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2, AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, ON APRIL 29, 1897 AS DOCUMENT 2530529 IN BOOK 67 OF PLATS, PAGE 44, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE WHICH IS 7.43 FEET EAST FROM AND PARALLEL WITH THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED OF SAID SECTION 3, WITH A LINE WHICH IS 687.19 FEET SOUTH FROM AND PARALLEL WITH THE EAST AND WEST CENTER LINE HEREINAFTER DEFINED OF SAID SECTION 3, AND RUNNING THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 731.50 FEET TO AN INTERSECTION WITH A LINE WHICH IS 724.07 FEET WEST FROM AND PARALLEL WITH SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE NORTH ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 17.88 FEET; THENCE EAST ALONG A STRAIGHT LINE, A DISTANCE OF 731.50 FEET TO A POINT ON SAID FIRST HEREIN DESCRIBED PARALLEL LINE WHICH IS 17.95 FEET NORTH FROM THE POINT OF BEGINNING; AND THENCE SOUTH ALONG SAID FIRST HEREIN DESCRIBED PARALLEL LINE SAID DISTANCE OF 17.95 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

ALL THAT PART OF 40 FOOT PRIVATE STREET KNOWN AS WEST 44TH PLACE DESCRIBED AS FOLLOWS: THAT PART OF LOT 'B' IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE, OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON APRIL 29, 1897 AS DOCUMENT 2530529, IN BOOK 67 OF PLATS, PAGE 44 BOUNDED AND DESCRIBED AS FOLLOWS: THE SOUTH 40 FEET OF THE NORTH 727.19 FEET OF THE SOUTH 1/2 OF SECTION 3 WHICH LIES EAST OF A LINE 718.07 FEET WEST FROM AND PARALLEL WITH THE NORTH AND SOUTH CENTER LINE OF SECTION 3 AND LYING WEST OF A LINE 60.03 FEET EAST FROM AND

[Exhibit A-3]

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PARALLEL WITH THE NORTH AND SOUTH CENTER LINE OF SECTION 3.

PARCEL 5B:

EASEMENT FOR INGRESS AND EGRESS OVER, UPON, ACROSS AND ALONG ALL THAT PART OF 40 FOOT PRIVATE STREET KNOWN AS WEST 44TH PLACE RECORDED SEPTEMBER 18, 1967 AS DOCUMENT 20263540 DESCRIBED AS FOLLOWS: THAT PART OF LOT 'B' IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE, OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON APRIL 29, 1897 AS DOCUMENT 2530529, IN BOOK 67 OF PLATS, PAGE 44 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF A LINE WHICH IS 687.19 FEET SOUTH FROM AND PARALLEL WITH THE EAST AND WEST CENTER LINE OF SECTION 3 WITH A LINE WHICH IS 310.15 FEET EAST FROM AND PARALLEL WITH THE NORTH AND SOUTH CENTER LINE OF SECTION 3 AND RUNNING THENCE SOUTH ALONG LAST DESCRIBED PARALLEL LINES A DISTANCE OF 40 FEET TO ITS INTERSECTION WITH A LINE WHICH IS 727.19 FEET SOUTH FROM AND PARALLEL WITH SAID EAST AND WEST CENTER LINE OF SECTION 3, THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE A DISTANCE OF 250.12 FEET TO AN INTERSECTION WITH A LINE WHICH IS 60.03 FEET EAST FROM AND PARALLEL WITH SAID NORTH AND SOUTH CENTER LINE OF SECTION 3, THENCE NORTH ALONG LAST DESCRIBED PARALLEL LINE A DISTANCE OF 40 FEET IN ITS INTERSECTION WITH SAID LINE WHICH IS 727.19 FEET SOUTH FROM AND PARALLEL WITH SAID EAST AND WEST CENTER LINE OF SECTION 3, THENCE EAST ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 250.12 FEET TO THE POINT OF BEGINNING;

PARCEL 5C:

EASEMENT FOR INGRESS AND EGRESS OVER, UPON, ACROSS AND ALONG ALL THAT PART OF 40 FOOT PRIVATE STREET KNOWN AS WEST 44TH PLACE RECORDED SEPTEMBER 18, 1967 AS DOCUMENT 20263539 AND RE-RECORDED AS DOCUMENT 20273958 DESCRIBED AS FOLLOWS:

THAT PART OF LOT 'B' IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE, OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON APRIL 29, 1897 AS DOCUMENT 2530529, IN BOOK 67 OF PLATS, PAGE 44 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SOUTH KILDARE BOULEVARD, A PRIVATE STREET, WITH A LINE 687.19 FEET SOUTH FROM AND PARALLEL WITH THE EAST AND WEST CENTER LINE OF SAID SECTION 3 AND RUNNING THENCE SOUTH ALONG SAID WEST LINE OF SOUTH KILDARE BOULEVARD 40 FEET TO ITS INTERSECTION WITH A LINE WHICH IS 727.19 FEET SOUTH FROM AND PARALLEL WITH SAID EAST AND WEST CENTER LINE OF SAID SECTION 3, THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE 265.78 FEET TO ITS INTERSECTION WITH A LINE 310.15 FEET EAST FROM AND PARALLEL WITH THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3, THENCE NORTH ALONG LAST DESCRIBED PARALLEL LINE 40 FEET TO ITS INTERSECTION WITH SAID LINE WHICH IS 687.19 FEET SOUTH FROM AND PARALLEL WITH SAID EAST AND WEST CENTER LINE OF SAID SECTION 3, THENCE EAST ALONG SAID PARALLEL LINE 265.78 FEET TO THE POB THE DESCRIPTIONS IN PARCELS 3, 4, 5, 5B AND 5C ARE BASED UPON THE FOLLOWING DEFINITIONS:

THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SECTION 3, MEASURED 2648.14 FEET WEST FROM THE NORTH EAST CORNER OF SAID SECTION 3, AND MEASURED 2642.84 FEET EAST FROM THE NORTH WEST CORNER OF SAID SECTION 3, TO A POINT ON THE SOUTH LINE OF SAID SECTION 3, MEASURED 2669.37 FEET WEST FROM THE SOUTH EAST CORNER OF SAID SECTION 3, AND MEASURED 2668.04 FEET EAST FROM THE SOUTH WEST CORNER OF SAID SECTION 3.

[Exhibit A-4]

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THE EAST AND WEST CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID SECTION 3, MEASURED 2597.19 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 3, AND MEASURED 2669.84 FEET NORTH FROM THE SOUTH EAST CORNER OF SAID SECTION 3, TO A POINT ON THE WEST LINE OF SAID SECTION 3, MEASURED 2598.77 FEET SOUTH FROM THE NORTH WEST CORNER OF SAID SECTION 3, AND MEASURED 2661.19 FEET NORTH FROM THE SOUTH WEST CORNER OF SAID SECTION 3. SOUTH KILDARE BOULEVARD, A PRIVATE STREET, IS DEFINED AS A STRIP OF LAND LYING IN LOT "A" IN THE SUBDIVISION RECORDED IN BOOK 59 OF PLATS, PAGE 32, AS DOCUMENT 1924571, AND IN LOT "B" IN THE SUBDIVISION RECORDED IN BOOK 67 OF PLATS, PAGE 44, AS DOCUMENT 2530529, WHICH IS 80 FEET IN WIDTH, BEING 33 FEET ON THE EAST SIDE AND 47 FEET ON THE WEST SIDE OF A LINE WHICH COMMENCES AT A POINT ON THE NORTH LINE OF WEST 47TH STREET, 622.93 FEET EAST OF THE NORTH AND SOUTH CENTER LINE OF SECTION 3 AFORESAID, AND EXTENDS THENCE NORTH ON A LINE PARALLEL WITH AND 1086 FEET NORTH OF THE NORTH LINE, EXTENDED WEST, OF RE-ESTABLISHED DISTRICT BOULEVARD, A PRIVATE STREET.

Common Address: 4401 WEST 44TH PLACE, CHICAGO, IL 60632;
4500 WEST 44TH PLACE, CHICAGO, IL 60632

PIN(S): 19-03-400-133-0000; 19-03-400-140-0000; 19-03-400-141-0000;
19-03-400-142-0000; 19-03-400-143-0000; 19-03-400-144-0000;
19-03-400-145-0000; 19-03-400-167-0000; 19-03-400-169-0000

[Exhibit A-5]

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EXHIBIT B
to
Special Warranty Deed

PERMITTED EXCEPTIONS

1. Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
2. Rights of tenants, as tenants only, under unrecorded written leases without rights of first refusal or options to purchase or otherwise acquire all or any portion of the subject property.
3. Terms, provisions, and conditions relating to the easement described as Parcel 5B and 5C contained in the instrument creating said easement. Rights of the adjoining owner or owners to the concurrent use of said easement.
4. Right of way easements for the construction, reconstruction, operation, maintenance, repair and renewal of railroad tracks, switches, turnouts and all necessary appurtenances upon, over, along and across a portion of the Southeastly Corner of Parcel 1 reserved in the deed from First National Bank of Chicago, a National Banking Association, as Trustee under the provisions of trust agreement dated March 28, 1928 known as trust No. 6558, and the Chicago River and Indian Railroad Company, a corporation of Illinois, to Crawford Real Estate Development Company, an corporation of Illinois, dated August 26, 1958 and recorded September 4, 1958 as document 17307420. Assignment dated June 17, 1959 and recorded June 22, 1959 as document 17575799 by First National Bank of Chicago, a National Banking Association, as Trustee Under Trust Agreement dated March 28, 1928 known as trust number 6558 to Chicago River and Indiana Railroad Company, a corporation of Illinois, all the right, title and interest of Said Trustee and to all easements and the right to use all easement and by way of enumeration but not by way of limitation the easements reserved to the said trustee in deed made by it and said railroad to Crawford Real Estate Development Company, dated August 26, 1958 and recorded September 4, Lot 1958 as document 17307420. (Affects Parcels 1 and 2)
5. Parcel two is part of private drive known as West 44TH place disclosed by document 22637611. Relative thereto we note the following:
 - a. Easements for Ingress and egress over, upon, along and across said private street.
 - b. Easements for utility facilities which may be located under said street
6. Reservation of easement by the First National Bank of Chicago, a National Banking Association, as Trustee Under Trust Agreement dated March 28, 1928 and known as trust number 6558, over the West 15 feet of the Land and other property for private alley purposes as reserved in deed dated September 5, 1957 and recorded October 14, 1957 as document 17036784. (Affects Parcel 4)
7. Rights of the public, the municipality and the State of Illinois, in and to that part of the Land, if any, taken or used for streets, roads and highways. (Affects Parcel 4)

[Exhibit B]

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8. Easement over, upon and across the West 15 feet of the land for private alley and utility easement as reserved in deed dated December 30, 1969 and recorded January 6, 1970 as document 21051178 from trustees of Central Manufacturing District to Pacific Car and Foundry Company, a corporation of Washington. (Affects Parcel 4)
 9. Easement reserved in trustees of Central Manufacturing District, the grantor in document 21051178 noted above and right to enter upon area herein conveyed for the purpose of repairing or maintaining utilities, equipment and the building on the North boundary thereof. (Affects Parcel 4)
 10. Covenant contained in Document 21051178 dated December 30, 1969 and recorded January 6, 1970 from trustees of Central Manufacturing District to Pacific Car and Foundry Company, a corporation of Washington, that grantee Will limit its use of the Land conveyed herein to passenger vehicle parking, public utilities, and easement for the maintenance and repair of such utilities and the building on the premises adjoining on the North.
- Note: said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition. (Affects Parcel 4)
11. Easements for railroad, switch and spur tracks, if any.
 12. Rights of the public or quasi-public utilities, in the private street for maintenance therein of poles, conduits, sewers, etc. (Affects Parcel 5)
 13. Rights of the adjoining owner or owners of property in the manufacturing district to the use of the private streets on the Land. (Affects Parcel 5)
 14. Provision and condition contained in the deed from W. Wood Prince and James F. Donovan, as trustees of the Central Manufacturing District to Pacific Car and Foundry Company, a corporation of Washington dated March 3, 1964 and recorded April 2, 1964 as document 19089242 that the grantors, their successors and assigns, may grant any easement or other right to owners or occupants of parcel 4. (Affects Parcel 5)
 15. Easement reserved unto the grantors and their successors and assigns, in the deed from W. Wood Prince and James F. Donovan, as trustees of the Central Manufacturing District to Pacific Car and Foundry Company, a corporation of Washington dated March 3, 1964 and recorded April 2, 1964 as document 19089242 for the use in common with the grantee and its successors, grantees and assigns for a private street and for all lawful purposes of passage along the same and of Ingress and egress to and from the Land and a public highway. (Affects Parcel 5)
 16. Covenants, agreements and provisions contained in the deed from W. Wood Prince and James F. Donovan, as trustees of the Central Manufacturing District to Pacific Car and Foundry Company, a corporation of Washington dated March 3, 1964 and recorded April 2, 1964 as document 19089242 relating to the sharing of the expenses and costs in maintaining the private street known as 44TH place and relating to sharing in the paying of costs of maintaining, improving, repairing and renewing said private street, its pavement, curbs, parkways, sidewalks,

[Exhibit B]

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sewers, water mains, ornamental light standards, streetlighting system and other improvements. (Affects Parcel 5)

17. Easement in, upon, under over and along the Land to install and maintain all equipment necessary for the purpose of serving the Land and other property with gas service, together with right of access to said equipment, as created by Grant to Peoples Gas Light and Coke Company recorded as document number 85300747, affecting the North 6 feet of Parcel 5C.

18. Encroachment of the building located mainly on the Land onto the property North and adjoining by approximately 1.00 feet, as shown on Plat of survey number 0910801 prepared by the Orin Group, LLC dated June 20, 2009. (Affects Parcel 1)

19. Encroachment of the building located mainly on the Land onto the property East and adjoining by approximately 0.40 feet, as shown on plat of survey number 0910801 prepared by the Orin Group, LLC dated June 20, 2009. (Affects Parcel 3)

Property of Cook County Clerk's Office

[Exhibit B]

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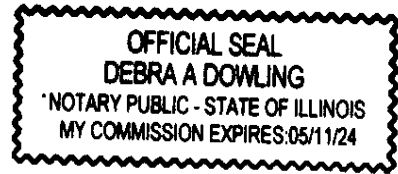
STATEMENT BY GRANTOR AND GRANTEE

The grantor or agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: Sept. 29, 2022

Kristy N. Waterman
Grantor or Agent (Kristy N. Waterman)

Subscribed and Sworn to before me
this 29th day of September, 2022.



Debra A. Dowling
Notary Public, Debra A. Dowling, State of Illinois

Commission expires May 11, 2024

The grantee or agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: Sept. 29, 2022

Kristy N. Waterman
Grantee or Agent (Kristy N. Waterman)

Subscribed and Sworn to before me
this 29th day of September, 2022.



Debra A. Dowling
Notary Public, Debra A. Dowling, State of Illinois

Commission expires May 11, 2024

NOTE:

ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES