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Freedom Title Corporation
2000 W AT Center Dr., Ste C205
Hoffman Estates, IL 60192

FR6719853 1/1

THIS INSTRUMENT PREPARED
BY:

Vito M. Pacione, Esq.
Patzik, Frank & Samotny Ltd.
200 South Wacker Drive, Suite 2700
Chicago, Illinois 60606

AFTER RECORDING RETURN TO:

Sheena Duke, Esq.
Jae Law Group, PLLC
1717 West 6th Street, Suite 252
Austin, Texas 78703

MAIL TAX BILLS TO:

7-Eleven, Inc.
P.O. Box 711
Dallas, Texas 75221-0711
Attn: Ad Valorem Tax, Store #41810

Doc#: 2235410014 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/20/2022 09:40 AM Pg: 1 of 7

Dec ID 20221101600665
ST/CO Stamp 2-075-487-568 ST Tax \$7,815.00 CO Tax \$3,907.50
City Stamp 1-819-077-968 City Tax: \$82,057.50

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made as of December 15, 2022 by **5035 W LAWRENCE, LLC**, an Illinois limited liability company, having an address at 226 North Morgan Street, Suite 300, Chicago, Illinois 60607 ("**Grantor**"), to and in favor of **PRH DE XXIX, LLC**, an Illinois limited liability company, having an address at 18485 Via Candela, Rancho Santa Fe, California 92091 ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, GRANT, BARGAIN, SELL AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all interest in and to the real estate situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and by this reference made a part hereof, including all improvements located thereon (collectively, the "**Premises**"), subject to those matters set forth on Exhibit B attached hereto and made a part hereof (the "**Permitted Exceptions**").

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


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the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Property, it has not done or suffered to be done anything whereby the Premises hereby granted is, or may be, in any manner encumbered or charged, except for the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will WARRANT AND FOREVER DEFEND the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		16-Dec-2022
	CHICAGO:	58,612.50
	CTA:	23,445.00
	TOTAL:	82,057.50
13-16-201-037-0000 20221101600665 1-819-077-9561		
Total does not include any applicable penalty or interest due		

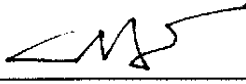
REAL ESTATE TRANSFER TAX		16-Dec-2022
	COUNTY:	3,907.50
	ILLINOIS:	7,815.00
	TOTAL:	11,722.50
13-16-201-037-0000 20221101600665 1-819-077-9561		

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IN WITNESS WHEREOF, Grantor has signed and sealed and delivered this instrument as of the day and year first above written.

GRANTOR:

5035 W LAWRENCE, LLC, an Illinois limited liability company

By: 
Name: Christopher Ilekis
Title: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

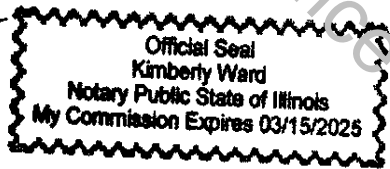
I, the undersigned, a Notary Public in and for the State and County provided above, do hereby certify that Christopher Ilekis, the manager of **5035 W LAWRENCE, LLC**, an Illinois limited liability company, on behalf of such entity, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 8 day of December, 2022.



Notary Public

My commission expires on MARCH 15, 2025



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EXHIBIT A

Legal Description

PARCEL 1:

LOTS 2 AND 3 (EXCEPT THE EAST 15 FEET OF LOT 2) AND LOT 4 IN THE RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE AND OF LOTS 19 TO 24 INCLUSIVE IN BLOCK 10 IN SILVERMAN'S ADDITION TO IRVING PARK MONTROSE AND JEFFERSON IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 1912 IN BOOK 117 OF PLATS PAGE 10 AS DOCUMENT 4957523 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 5 (EXCEPT THAT PART OF LOT 5 AFORESAID LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF LOT 5 WHICH SAID POINT IS 101.3 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT THENCE ALONG A STRAIGHT LINE TO THE SOUTHEAST CORNER OF SAID LOT IN THE RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE AND LOTS 19 TO 24 INCLUSIVE IN BLOCK 10 IN SILVERMAN'S ADDITION TO IRVING PARK MONTROSE AND JEFFERSON A SUBDIVISION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 WHICH LIES NORTH OF THE NORTHWESTERN RAILWAY TRACK OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 6 EXCEPT THAT PART OF LOT 6 LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON WEST LINE OF LOT 6 WHICH POINT IS 83 FEET SOUTH OF NORTHWEST CORNER OF SAID LOT 6 THENCE ALONG A STRAIGHT LINE TO A POINT ON EAST LINE OF SAID LOT WHICH POINT IS 101.8 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT IN THE RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE AND LOTS 19 TO 24 INCLUSIVE IN BLOCK 10 IN SILVERMAN'S ADDITION TO IRVING PARK MONTROSE AND JEFFERSON A SUBDIVISION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 WHICH LIES NORTH OF THE NORTHWESTERN RAILWAY TRACK OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

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LOT 7 (EXCEPT THAT PART LYING SOUTH OF A LINE BEGINNING AT A POINT ON THE WEST LINE OF LOT 7 WHICH POINT IS 76 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT THENCE ALONG A STRAIGHT LINE TO A POINT ON THE EAST LINE OF SAID LOT WHICH SAID POINT IS 100 FEET SOUTH OF THE NORTHEAST CORNER) IN RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE AND LOTS 19 TO 24 INCLUSIVE IN BLOCK 10 IN SILVERMAN'S ADDITION TO IRVING PARK MONTROSE AND JEFFERSON A SUBDIVISION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 WHICH LIES NORTH OF THE NORTHWESTERN RAILWAY TRACK OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 1 AND THE EAST 15.00 FEET OF LOT 2, IN THE RESUBDIVISION OF LOT 1 TO 6 (BOTH INCLUSIVE) AND LOTS 19 TO 24 (BOTH INCLUSIVE), IN BLOCK 10 IN SILVERMAN'S ADDITION TO IRVING PARK MONTROSE AND JEFFERSON, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

Permanent Tax Index Numbers: 13-16-201-037-0000
13-16-201-038-0000

Property Address: 5037 W. Lawrence Avenue, Chicago, IL 60630

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EXHIBIT B

Permitted Exceptions

1. REAL ESTATE TAXES FOR THE TAX YEAR 2022 AND ANY SUBSEQUENT TAX YEARS.
2. LEASEHOLD INTEREST OF 7-ELEVEN, INC., UNDER A FREESTANDING LEASE DATED JULY 14, 2020, AS AMENDED, AS DISCLOSED BY MEMORANDUM OF LEASE RECORDED SEPTEMBER 27, 2022 AS DOCUMENT NO. 2227010132, ALONG WITH THE TERMS AND PROVISIONS CONTAINED THEREIN, DEMISING THE LAND FOR A TERM OF 15 YEARS SHOWING A COMMENCEMENT DATE OF FEBRUARY 1, 2023 AND RIGHTS THEREUNDER OF THE LESSEE AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER SAID LESSEE.

SAID LEASE CONTAINS 4 SUCCESSIVE OPTIONS TO EXTEND THE TERM FOR SUBSEQUENT PERIODS OF 5 YEARS EACH OPTION.

SAID LEASE ALSO CONTAINS AN RIGHT OF FIRST OFFER OPTION TO PURCHASE.

3. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN THE RIGHT OF ENTRY AGREEMENT DATED NOVEMBER 2, 2000 AND RECORDED NOVEMBER 7, 2000 AS DOCUMENT NO. 00875124 MADE BY AND BETWEEN AMOCO OIL COMPANY, A MARYLAND CORPORATION AND PANAGIOTIS FLOUDAS.
4. COVENANTS AND RESTRICTIONS CONTAINED IN QUIT CLAIM DEED RECORDED NOVEMBER 7, 2000 AS DOCUMENT NO. 00875121, RELATING TO USE AND OPERATING.
5. THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY APPEARS OF RECORD WHICH INCLUDES A DESCRIPTION OF THE LAND INSURED OR A PART THEREOF:

DOCUMENT NUMBER: 00875125 DATE OF RECORDING: NOVEMBER 7, 2000.
6. NO FURTHER REMEDIATION LETTER RECORDED FEBRUARY 22, 2006 AS DOCUMENT NO. 0605333181 AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
7. NO FURTHER REMEDIATION LETTER RECORDED JUNE 18, 2020 AS DOCUMENT NO. 2017015001 AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

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8. ANY AND ALL MATTERS DISCLOSED IN THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY OF THE PREMISES DATED DECEMBER 6, 2022, AS LAST REVISED, PREPARED BY WEAVER CONSULTANTS GROUP AS JOB NO. 4523-322-09.

Property of Cook County Clerk's Office