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2311729122I

**Instrument Prepared By
And After Recording, Please Return To:**

Sheppard Mullin
12275 El Camino Real, Suite 100
San Diego, CA 92130-4092
Attn: Tony Toranto, Esq.

Doc# 2311729122 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/27/2023 02:28 PM PG: 1 OF 5

Send Subsequent Tax Bills To:

c/o NAI Hirfman
One Oakbrook Terrace, Suite 400
Oakbrook Terrace, IL 60181

SPECIAL WARRANTY DEED

(Illinois)

THIS SPECIAL WARRANTY DEED made this 21st day of April, 2023, by **TCG ELK LLC**, a Delaware limited liability company ("**Grantor**"), whose address is c/o Trident Capital Group, 15 Broad Street, Suite 200, Boston, Massachusetts 02110, in favor of **UP STANLEY, LLC**, a Delaware limited liability company ("**Grantee**"), whose address is c/o Unilev Capital Corporation, 9250 Wilshire Boulevard, Suite 200, Beverly Hills, CA 90212.

WITNESSETH:

WITNESSETH, THAT, Grantor, for an in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto Grantee all the real property, together with improvements, if any, situate, lying and being in the County of Cook, State of Illinois, legally described as follows:

See Exhibit A, attached hereto and incorporated herein by this reference.

TOGETHER with all and singular all improvements thereon and all rights, hereditaments and appurtenances thereto 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 and demand whatsoever of the Grantor, either in law or equity, of, in and to the Property, and the hereditaments and appurtenances (collectively, the "**Property**");

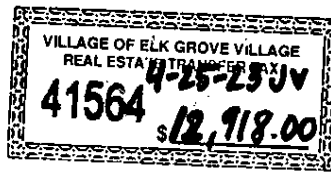
TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns, does hereby covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof of interest therein, by, through or under the Grantor, subject to those matters set forth in Exhibit B, attached hereto and incorporated herein by this reference.



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Permanent Real Estate Number(s): 08-22-302-016-0000
08-22-302-017-0000
08-22-302-018-0000
08-22-302-028-0000

Address of Property: 701 Gullo Avenue, 147-151 Stanley Street, 187-191 Stanley Street, 201-205 Stanley Street, and 221-225 Stanley Street, Elk Grove Village

[SEE SIGNATURE ON THE FOLLOWING PAGE]



REAL ESTATE TRANSFER TAX		27-Apr-2023
		COUNTY: 2,153.00
		ILLINOIS: 4,306.00
		TOTAL: 6,459.00
08-22-302-028-0000		20230401699764 0-774-225-104

REAL ESTATE TRANSFER TAX		27-Apr-2023
		COUNTY: 2,153.00
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		TOTAL: 6,459.00
08-22-302-028-0000		20230401699764 0-774-225-104

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EXHIBIT A

PROPERTY

PARCEL 1:

LOT 1 IN R & S RESUBDIVISION BEING A RESUBDIVISION OF LOTS 1 AND 2 IN GULLO INTERNATIONAL'S RESUBDIVISION IN THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 3, 4 AND 5 IN GULLO'S INTERNATIONAL RESUBDIVISION OF LOT 3 IN GULLO INTERNATIONAL'S OFFICE AND INDUSTRIAL CENTER BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Mortgage dated March 26, 2020 and recorded April 24, 2020 as 2011520052, made by TCG Elk LLC, to Aetna Better Health Inc, to secure an indebtedness in the amount of \$2,359,500.00, and the terms and conditions thereof.
2. Assignment of Rents made by TCG Elk LLC to Aetna Better Health Inc recorded April 24, 2020 as document 2011520053.
3. Security interest of Aetna Better Health Inc, secured party, in certain described chattels on the land, as disclosed by Financing Statement executed by TCG Elk LLC, debtor, recorded on January 14, 2021 as document 2101419053.
4. Real estate taxes not yet due or payable.
5. Restrictions, dedications, conditions, reservations, easements, building setback lines as shown on plat of Gullo International Resubdivision recorded November 25, 1980, as document 25681542.
6. Restrictions, dedications, conditions, reservations, easements, building setback lines as shown on plat of R&S Resubdivision recorded May 18, 1958, as document 88213129.
7. Rights of tenants, as tenants only, with no rights of first refusal or options to purchase.
8. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Carradus Land Survey, Inc. on January 17, 2023, designated 38111-AL:
 - a. The northeast corner of the building located within Parcel 1 of the Land encroaches across the 25' building line.