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This instrument
prepared by:

Wachtel Misery LLP
One Dag Hammarskjold Plaza
885 Second Ave, 47th fl
New York, New York 10017
Attn.: David M. Weiner, Esq.



Doc# 2319834008 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/17/2023 09:59 AM PG: 1 OF 5

SPECIAL WARRANTY DEED

This Indenture, made this 28 day of June, 2023, by and between **THOR INTERSTATE 55 LLC**, a Delaware limited liability company ("Grantor"), having an address of c/o Thor Equities LLC, 25 West 36th Street, 16th Floor, New York, New York 10018, party of the first part, and **ALP-WAF CHICAGO I-55 ISF, LLC**, a Delaware limited liability company ("Grantee"), having an address of c/o Arden Group, 1600 Market Street, Suite 2600, Philadelphia Pennsylvania 19103, party of the second part, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, the real estate situated in the County of Cook and State of Illinois and legally described on Exhibit A attached hereto (the "**Property**");

Together with all and singular the hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity of, in and to the above-described Property, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Property as described above, with the appurtenances, unto the Grantee and its successors, FOREVER.

And the Grantor, for itself and its successors, does hereby covenant, promise and agree to and with the Grantee and its successors that the Grantor has not done or suffered to be done, anything whereby the Property hereby granted are, or may be, in any manner encumbered or charged, except for the Permitted Exceptions herein recited; and that it **WILL WARRANT AND FOREVER DEFEND** the Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

[signature page follows]



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Exhibit A to Deed

Legal Description

PARCEL 1:

A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST 35TH STREET IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 36, WITH THE WEST LINE OF SOUTH CAMPBELL AVENUE IN SAID CITY, AS DEDICATED SEPTEMBER 1, 1904 (NOW VACATED), PRODUCED NORTH; THENCE WEST ALONG THE NORTH LINE OF SAID WEST 35TH STREET, 1126.76 FEET FOR A POINT OF BEGINNING; THENCE NORTH ALONG A LINE AT RIGHT ANGLES TO THE NORTH LINE OF SAID WEST 35TH STREET, 250 FEET; THENCE IN A NORTHEASTERLY DIRECTION FORMING AN ANGLE OF 56 DEGREES, 06 MINUTES, 50 SECONDS DEFLECTING TO THE RIGHT WITH THE LAST DESCRIBED LINE, 54.15 FEET; THENCE NORTH ALONG A LINE FORMING AN ANGLE OF 56 DEGREES, 06 MINUTES, 50 SECONDS DEFLECTING TO THE LEFT WITH THE LAST DESCRIBED LINE, 106 FEET; THENCE WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 23 FEET; THENCE NORTH ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 94 FEET; THENCE WEST ALONG A LINE FORMING AN ANGLE OF 89 DEGREES, 56 MINUTES, 10 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTH TO WEST, 127.97 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 368.50 FEET TO THE SOUTHERLY LINE OF THE SOUTHERLY CANAL RESERVE OF THE ILLINOIS AND MICHIGAN CANAL; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF THE SOUTHERLY CANAL RESERVE OF ILLINOIS AND MICHIGAN CANAL TO ITS INTERSECTION WITH THE EAST LINE OF SOUTH CALIFORNIA AVENUE, BEING 33 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 36; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4, 170 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID NORTHEAST 1/4, 625.32 FEET TO THE NORTH LINE OF WEST 35TH STREET AFORESAID, BEING 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 36; THENCE EAST ALONG THE NORTH LINE OF WEST 35TH STREET, 504.86 FEET TO THE POINT OF BEGINNING, PART OF WHICH IS NOW KNOWN AS LOTS 1 AND 3 IN CAMPBELL SOUP COMPANY'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:


NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR ROADWAY PURPOSES FOR THE BENEFIT OF PARCEL 1, CREATED BY GRANT OF EASEMENT FROM CORNER REALTY CO., INC., A CORPORATION OF ILLINOIS TO MIDWEST INDUSTRIAL PROPERTIES COMPANY, A LIMITED PARTNERSHIP OF NEW YORK, BY THE INSTRUMENT DATED DECEMBER 10, 1957 AND RECORDED MARCH 13, 1958 AS DOCUMENT 17154966 OVER PARCEL OF LAND SHOWN AS EASEMENT 1" ON THE PLAT ATTACHED TO THE AFORESAID INSTRUMENT AND MADE A PART THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

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COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SOUTHERLY CANAL RESERVE OF ILLINOIS AND MICHIGAN CANAL AND THE EAST LINE OF SOUTH CALIFORNIA AVENUE (BEING A LINE 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36); THENCE SOUTH ALONG THE EAST LINE OF SOUTH CALIFORNIA AVENUE, A DISTANCE OF 26.93 FEET; THENCE NORTHEASTERLY ALONG A LINE 25 FEET SOUTHEASTERLY OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SOUTHERLY CANAL RESERVE TO ITS INTERSECTION WITH A LINE, 625.32 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF WEST 35TH STREET (BEING A LINE 33 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36); THENCE WEST ALONG SAID LAST MENTIONED PARALLEL LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



Address: 2750 W 35th Street, Chicago, Illinois 60632

PINs: 16-36-200-030-0000;
 16-36-200-032-0000;
 16-36-200-034-0000; and
 16-36-200-039-0000

REAL ESTATE TRANSFER TAX		14-Jul-2023
	CHICAGO:	88,875.00
	CTA:	35,550.00
	TOTAL:	124,425.00

16-36-200-030-0000 | 20230601649556 | 1-141-146-064

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

REAL ESTATE TRANSFER TAX		17-Jul-2023
	COUNTY:	5,925.00
	ILLINOIS:	11,850.00
	TOTAL:	17,775.00

16-36-200-030-0000 | 20230601649556 | 0-233-185-744

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Exhibit B to Deed

List of Permitted Exceptions

1. Real estate taxes for the years 2023, and (ii) subsequent years, a lien not yet due and payable.
2. Rights of Clear Channel Outdoor, Inc. and its successors and assigns under that certain unrecorded lease evidenced by that certain Clear Channel Outdoor Lease Agreement #32359, dated May 29, 2007, as amended and assigned, the "35th Street Tenant Lease") by and between Clear Channel Outdoor, Inc., a Delaware corporation or its affiliate ("Clear Channel") and Rally Intermodal LC, as successor in interest to Josef Czupta 35th Street, LC, an Illinois limited liability company, and Jan Czupta 35th Street, LLC, as Illinois limited liability company.
3. Rights of American Maritime Services of N.J., Inc., a New Jersey corporation d/b/a Integrated Industries Corporation ("American Maritime"), and its successors and assigns under that certain Lease Agreement by and between Thor Interstate 55 LLC, as landlord, and American Maritime as tenant, dated June 28, 2022.
4. Terms, conditions and limitations contained in the No Further Remediation Letter issued by the Illinois Environmental Protection Agency and recorded December 12, 2006 as document no. 0634618048.
5. Grant of Easement from Corner Realty Co., Inc., a corporation of Illinois to Midwest Industrial Properties Company, a limited partnership of New York, by the instrument dated December 10, 1957 and recorded March 13, 1958 as Document 17154966.
6. Those certain matters shown on that certain Survey by American Surveying & Mapping, Inc., dated June _____, 2023 entitled, "ALTA/NSPS Land Title Survey for 2750 West 35th Street".