

This instrument was prepared by:

Attorney Nathaniel P. Washburn
KAVANAGH GRUMLEY & GORBOLD LLC
111 N. Ottawa Street
Joliet, IL 60432

After recording return to:

Attention: Richard Dubin
Dubin Singer PC
200 West Monroe Street, Suite 2050
Chicago, IL 60606

Mail Tax Bills to:

Atwater Joliet Essington Retail LLC
162 W. Grand Avenue, Suite 300
Chicago, IL 60654

R2022024626

KAREN A. STUKEL
WILL COUNTY RECORDER
RECORDED ON
03/23/2022 11:01:20 AM
RECORDING FEES: 63.00
IL RENTAL HSNG: 9.00
CONSIDERATION: 0.00
WILL COUNTY TAX:
IL STATE TAX:
PAGES: 5
MSB

WARRANTY DEED

THIS INDENTURE, made as of the 8th day of September, 2021, is between **WESTSIDE JOLIET REAL ESTATE, LLC, an Illinois limited liability company**, with its principal place of business at 3501 Regent Drive, Palatine, , Illinois ("Grantor"), and

ATWATER JOLIET ESSINGTON RETAIL LLC, an Illinois limited liability company, having an address of 162 W. Grand Avenue, Suite 300, Chicago, Illinois 60654 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, AND SELL unto Grantee, and to its successors and assigns, FOREVER, the following described real estate situated in the County of Will and State of Illinois known and described as follows, to wit:

LOTS 1 AND 3 IN UNIT 1 WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 11, 2021 AS DOCUMENT NUMBER R2021089147, ALL IN WILL COUNTY, ILLINOIS.

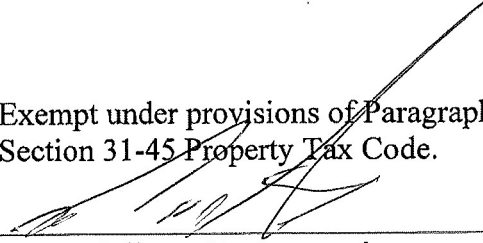
Commonly known as: Vacant Land at Essington Road and Old Castle Road, Joliet, IL 60435

PIN# New Code to Come – Presently part of 06-03-36-100-031-0000

Subject to: Taxes for the revenue year 2021 and subsequent years;
Covenants, restrictions and easements of record, if any.

TO HAVE AND TO HOLD the Property, unto Grantee, its successors and assigns forever.

Exempt under provisions of Paragraph (e)
Section 31-45 Property Tax Code.



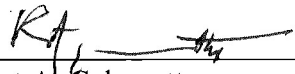
Buyer, Seller or Representative

Date: 9/14/2021

[The signature page follows]

Signed:

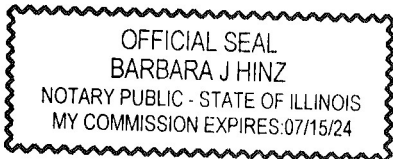
WESTSIDE JOLIET REAL ESTATE, LLC,
An Illinois limited liability company

By: 
Name: Robert A. Calzaretta
Title: Manager


STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO
HEREBY CERTIFY, that the above named, Robert A. Calzaretta, the Manager of Westside
Joliet Real Estate, LLC, 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 as his own free and voluntary act and as the free
and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this 8th day of September, 2021.




Notary Public



Real Estate Tax
Amount: 0
Date: 11/4/2021
Initials: Kh

21-1628

EXHIBIT A**PERMITTED EXCEPTIONS**

1. TAXES FOR THE YEARS 2021, NOT YET DUE AND PAYABLE
2. VILLAGE OF JOLIET ORDINANCE NO. 18134 AMENDING THE ZONING ORDINANCE RECORDED ON NOVEMBER 20, 2020 AS DOCUMENT NUMBER R2020105287.
3. VILLAGE OF JOLIET ORDINANCE NO. 18136 GRANTING A SPECIAL USE PERMIT RECORDED ON NOVEMBER 20, 2020 AS DOCUMENT NUMBER R2020105289.
4. RESOLUTION NO. 7597 AUTHORIZING EXECUTION OF AN ECONOMIC INCENTIVE AGREEMENT RECORDED ON NOVEMBER 20, 2020 AS DOCUMENT NUMBER R2020105292.
5. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, FOR THE INSTALLATION, MAINTENANCE, REPAIR, RELOCATION, REMOVAL AND RENEWAL OF GAS MAINS GRANTED BY DOCUMENT 837139 ON NOVEMBER 19, 1957, AND THE TERMS AND CONDITIONS THEREOF.
6. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 6045 ENTITLED ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF JOLIET, ILLINOIS RECORDED SEPTEMBER 10, 1973 AS DOCUMENT R73-27491.
7. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 6049 ENTITLED ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF JOLIET, ILLINOIS RECORDED SEPTEMBER 23, 1973 AS DOCUMENT R73-29808.
8. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 10129 ENTITLED ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF JOLIET (ORDINANCE 5285) FOR THE RECLASSIFICATION OF CERTAIN PROPERTY RECORDED APRIL 8, 1993 AS DOCUMENT R93-026524.
9. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 10130 ENTITLED ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF JOLIET (ORDINANCE 5285) FOR THE RECLASSIFICATION OF CERTAIN PROPERTY RECORDED APRIL 8, 1993 AS DOCUMENT R93-026525.
10. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES, TOGETHER WITH UTILITY RIGHTS THEREIN.
11. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.

12. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS.

13. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE GRANTING A SPECIAL USE PERMIT BY THE CITY OF JOLIET, ORDINANCE NO 18172 RECORDED ON FEBRUARY 1, 2021 AS DOCUMENT NUMBER R2021012809.

14. EASEMENTS FOR PUBLIC UTILITIES AND AMERITECH, ILLINOIS BELL, NICOR GAS AS SHOWN ON PLAT OF SUBDIVISION RECORDED ON AUGUST 11, 2021 AS DOCUMENT NUMBER R2021089147.

15. LANDSCAPE EASEMENT PROVISIONS AS SHOWN ON PLAT OF SUBDIVISION RECORDED ON AUGUST 11, 2021 AS DOCUMENT NUMBER 2021089147.

16. ACCESS EASEMENT PROVISIONS AS SHOWN ON PLAT OF SUBDIVISION RECORDED ON AUGUST 11, 2021 AS DOCUMENT NUMBER R2021089147.

17. TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF EASEMENTS AND PROTECTIVE COVENANTS RECORDED 9/30, 2021 AS DOCUMENT NUMBER R2021 107561.

18. PLAT OF EASEMENT GRANT FOR PUBLIC UTILITY, DRAINAGE AND STORMWATER MANAGEMENT RECORDED ON SEPTEMBER 9, 2021 AS DOCUMENT NUMBER R2021099790.