

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER AND DRIVERS LICENSE NUMBER.

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS THAT:**
COUNTY OF HARRIS §

Grantor: 5203 AEROPARK LIMITED PARTNERSHIP, an Illinois limited partnership

Grantor's Mailing Address: 10701 West Belmont Avenue, Franklin Park, Illinois, 60131, County of Cook.

Grantee: Ricardo Antonio Bustios as to an undivided ½ interest and Gilbert Chartier as to an undivided ½ interest, as tenants in common.

Grantees' Mailing Address:

Ricardo Antonio Bustios
12606 Cherry Point Dr.
Dayton, TX 77535
Chambers County

Gilbert Chartier
4107 Walnut Pond Dr.
Houston, TX 77059
Harris County

Consideration: The sum of Ten Dollars (\$10.00) and other valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): The real property legally described in Exhibit A attached hereto and made a part hereof, together with all improvements situated thereon and all rights, privileges, and appurtenances including Grantor's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way, if any.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: The encumbrances described in Exhibit B attached hereto and made a part hereof.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person

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whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

[SIGNATURE PAGE FOLLOWS]

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Special Warranty Deed
0 Vickery Drive
Houston, TX 77032

IN WITNESS WHEREOF, this Deed is executed by Grantor to be effective as of December 15, 2017.

GRANTOR:

5203 AEROPARK LIMITED PARTNERSHIP,
an Illinois limited partnership,

By: 5203 AEROPARK I, INC.,
an Illinois corporation,
its General Partner

By: Steven Edelson V.P.
Steven Edelson, Vice President

STATE OF IL

COUNTY OF Lake

This instrument was acknowledged before me on the 13th day of December, 2017,
by Steven Edelson, Vice President of 5203 Aeropark I, Inc., an Illinois corporation,
General Partner of 5203 Aeropark Limited Partnership, an Illinois limited partnership, on
behalf of said partnership.



Christine S. Bolger
Notary Public
My Commission Expires:

EXHIBIT A

PROPERTY DESCRIPTION

UNRESTRICTED RESERVE "A", BLOCK 1 ZACHOR SUBDIVISION, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 419068 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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Special Warranty Deed
0 Vickery Drive
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EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the year 2018 and thereafter, not yet due and payable.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any of any spouse of any insured.
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
5. All, leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
6. Building setback line 25 feet in width along the West property line as shown on the plat recorded under Film Code No. 419068 of the Map Records of Harris County, Texas.
7. Building setback line 10 feet in width along the South property line as shown on the plat recorded under Film Code No. 419068 of the Map Records of Harris County, Texas.
8. Access easement 15 feet in width along the North property line(s) as shown on the plat recorded under Film Code No. 419068 of the Map Records of Harris County, Texas.
9. Sanitary sewer easement 15 feet in width along the West property line(s) as shown on the plat recorded under Film Code No. 419068 of the Map Records of Harris County, Texas.
10. Drainage easement 15 feet in width along the centerline of all natural drainage lines per the plat recorded under Film Code No. 419068 of the Map Records of Harris County, Texas.

11. 1/32nd non-participating royalty interest in all of the oil, gas and other minerals in and under the herein described property, as reserved in instrument recorded in Volume 1344, Page 665 of the Deed Records of Harris County, Texas.
12. 108-Inch Water Line Easement, granted to The City of Houston, as set forth and defined by the instrument recorded under Harris County Clerk's File No(s). 20150541355 of the Official Public Records of Harris County, Texas.
13. Inclusion of the subject property within the boundaries of the Sequoia Improvement District, as evidenced by instrument dated November 30, 1998, filed December 3, 1998, recorded under Harris County Clerk's File No(s). T417576 of the Official Public Records of Harris County, Texas.
14. The following matters, as evidenced by the survey prepared by George J. Gale, of Precision Surveyors, Texas Registered Professional Land Surveyor No. 4678, dated November 28, 2017: a.) water valve on corner as shown, b.) wood fence outside of property line as shown.

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12/18/2017 10:42 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$36.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS