

EXHIBIT C
QUIT CLAIM DEED

THIS INSTRUMENT PREPARED BY:

Talar A. Berberian
Thompson Coburn LLP
55 E. Monroe Street, 37th Floor
Chicago, Illinois 60603



2618727026

Doc# 2618727026 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

Monica Gordon

Cook County Clerk's Office

Date: 7/6/2026 2:22 PM

PAGE: 1 of 4

AFTER RECORDING RETURN TO:

Talar A. Berberian
Thompson Coburn LLP
55 E. Monroe Street, 37th Floor
Chicago, Illinois 60603

QUIT CLAIM DEED

GRANTOR, **PEOPLE'S GAS LIGHT AND COKE COMPANY**, an Illinois corporation, having an address of 200 E. Randolph St., 23rd Floor, Chicago, Illinois 60601 ("**Grantor**"), for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby CONVEY and QUIT CLAIM unto GRANTEE, **XRPR PORTAGE PARK, LLC**, an Illinois limited liability company, having an address of 4201 Lake Cook Road, Suite 100, Northbrook, Illinois, Attn: Michael Nortman ("**Grantee**"), all of Grantor's interest (including, without limitation, all reversionary rights and/or interest) in and to that portion of that certain City of Chicago Public Street, situated in Cook County, Illinois, and legally described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

PIN: (for property owned by Grantor adjacent to the aforesaid public street) 13-22-102-001-0000.

Common Address: (for property owned by Grantor adjacent to the aforesaid public street) 3955 N. Kilpatrick, Chicago, IL 60641

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 18th day of June, 2026.

[SIGNATURE ON THE FOLLOWING PAGE]

REAL ESTATE TRANSFER TAX

06-Jul-2026



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-22-102-001-0000 | 20260701614101 | 0-618-754-544

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

REAL ESTATE TRANSFER TAX

06-Jul-2026



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-22-102-001-0000 | 20260701614101 | 1-499-247-088

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents as of the day and year first written above.

PEOPLE'S GAS LIGHT AND COKE COMPANY

By: WEC Business Services LLC, its affiliate and agent

By: [Signature]
Name: Dawn M. Neuy
Title: Director Real Estate Services

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Mitchell I. Burki, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Dawn M. Neuy, the Director of Real Estate Services of **PEOPLE'S GAS LIGHT AND COKE COMPANY**, 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/she signed and delivered said instrument as his/her 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 18* day of June, 2026.

[Signature]
Notary Public

My Commission Expires: 3-17-2029

**EXEMPT UNDER PROVISIONS OF
PAR. (k) SECTION 31-45 ILCS, PROPERTY
TAX CODE.**

Date: June 30, 2026
Sign: [Signature]
Grantor, Grantee or Authorized Agent

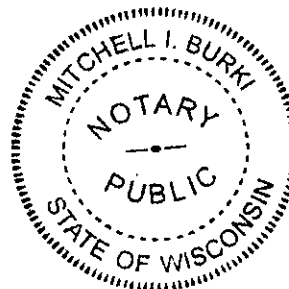


Exhibit A

LEGAL DESCRIPTION

PART OF LOT 3 IN WEHE'S SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF BLOCK 19 LYING NORTHERLY OF THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE IN GRAYLAND, A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF WEHE'S SUBDIVISION RECORDED AS DOCUMENT NUMBER 4686308, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, THENCE NORTH 88 DEGREES 45 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 79.35 FEET TO THE SOUTHWESTERLY LINE OF THAT PART TAKEN FOR BYRON STREET BY AN ORDINANCE PASSED NOVEMBER 3, 1926 AND ORDER OF POSSESSION BY SUPERIOR COURT ON OCTOBER 15, 1932 AS GENERAL NUMBER 449006; THENCE SOUTH 38 DEGREES 23 MINUTES 22 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 51.11 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 3 BEING ALSO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTH MILWAUKEE AVENUE; THENCE NORTH 51 DEGREES 08 MINUTES 02 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 61.12 FEET TO THE POINT OF BEGINNING.

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE
AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: June 16th, 2026

THE PEOPLES GAS LIGHT AND COKE COMPANY

By: WEC BUSINESS SERVICES LLC, its affiliate and agent

By: _____

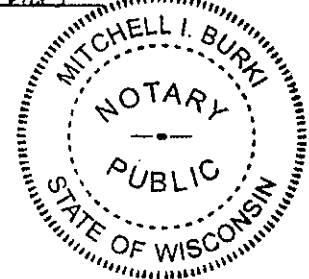
Name: _____

Its: _____

Don M. Neun
Director Real Estate Services

Subscribed and sworn to before me
by said agent this 16 day of June, 2026.

[Signature]
Notary Public



GRANTEE SECTION

The grantee or their agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: June 18th, 2026

XRPR PORTAGE PARK, LLC,
an Illinois limited liability company

By: _____

Name: _____

Its: _____

[Signature]
Brian Pawlik
manager

Subscribed and sworn to before me
by said agent this 18 day of June, 2026.

[Signature]
Notary Public

