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Doc#: 1116829053 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/17/2011 11:46 AM Pg: 1 of 8

This Instrument Prepared By &
Upon Recordation Mail to:
Steven R. Schuster
Burke, Warren, MacKay,
& Serritella, P.C.
330 North Wabash Avenue
22nd Floor
Chicago, IL 60611

Present

SPECIAL WARRANTY DEED

THIS INDENTURE made this 13th day of June, 2011, between DP PARTNERS SAUK VILLAGE I, LLC., a Delaware limited liability company (the "Grantor"), 850 W. Jackson, Suite 220, Chicago, Illinois 60607 and DP PARTNERS WINPAK BTS I, LLC., a Delaware limited liability company (the "Grantee"), 850 W. Jackson, Suite 220, Chicago, Illinois 60607, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

Source: Bl 2175

(See Exhibit A)

Together with all and singular the hereditaments and appurtenances thereunto 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 or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, upon the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

(See Exhibit B)

Box 400-CTCC

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

DP PARTNERS SAUK VILLAGE I, LLC,
a Delaware limited liability company

By: [Signature]
Michael C. Dermody, CEO

By: [Signature]
John Atwell, COO

By: [Signature]
Andrew D. James, Partner

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL C. DERMODY, personally known to me to be the Chief Executive Officer of DP Partners Sauk Village I, LLC, a Delaware limited liability company, and 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 being first duly sworn by me acknowledged that as said Chief Executive Officer, he signed and delivered the said instrument pursuant to authority given by DP Partners Sauk Village I, LLC, as his person free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of JUNE, 2011.

Commission expires 11/16/2011
SHARON R. MILLS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 00-61678-2 - Expires November 16, 2011

[Signature]
Notary Public

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN ATWELL, personally known to me to be the Chief Operations Officer of

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DP Partners Sauk Village I, LLC, a Delaware limited liability company, and 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 being first duly sworn by me acknowledged that as said Chief Operations Officer, he signed and delivered the said instrument pursuant to authority given by DP Partners Sauk Village I, LLC, as his person free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of JUNE, 2011.

Commission expires 11/16/2011

SHARON R. MILLS
 Notary Public - State of Nevada
 Appointment Recorded in Washoe County
 No: 00-61678-2 - Expires November 16, 2011

Sharon R. Mills
 Notary Public

STATE OF _____)
) SS
 COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANDREW D. JAMES, personally known to me to be the Partner of DP Partners Sauk Village I, LLC, a Delaware limited liability company, and 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 being first duly sworn by me acknowledged that as said Partner, he signed and delivered the said instrument pursuant to authority given by DP Partners Sauk Village I, LLC, as his person free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9 day of June, 2011.

Commission expires 12/01/14

Sara Aguilar
 Notary Public



EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45 SUB. PAR. E AND COOK COUNTY ORD. 93-0-27 PAR. E

Dated: June 13, 2011

SEND SUBSEQUENT TAX BILLS TO:
 DP Partners Winpak BTS I, LLC
 850 W. Jackson
 Chicago, Illinois 60607

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DP Partners Sauk Village I, LLC, a Delaware limited liability company, and 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 being first duly sworn by me acknowledged that as said Chief Operations Officer, he signed and delivered the said instrument pursuant to authority given by DP Partners Sauk Village I, LLC, as his person free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 2011.

Commission expires _____, _____

Notary Public

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANDREW D. JAMES, personally known to me to be the Partner of DP Partners Sauk Village I, LLC, a Delaware limited liability company, and 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 being first duly sworn by me acknowledged that as said Partner, he signed and delivered the said instrument pursuant to authority given by DP Partners Sauk Village I, LLC, as his person free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9 day of June, 2011.

Commission expires 12/01/14

Sara Aguilar

Notary Public



EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45 SUB. PAR. E AND COOK COUNTY ORD. 93-0-27 PAR. E

[Signature]

Dated: June 9, 2011

SEND SUBSEQUENT TAX BILLS TO:
DP Partners Winpak BTS I, LLC
850 W. Jackson
Chicago, Illinois 60607

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EXHIBIT A **LEGAL DESCRIPTION**

LOT 6 IN LOGISTICENTER AT SAUK VILLAGE - UNIT 2, BEING A RESUBDIVISION OF PART OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 0735415000, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6 IN LOGISTICENTER AT SAUK VILLAGE - UNIT 2; THENCE SOUTH 00 DEGREES 52 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 19.27 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 26.50 FEET, AN ARC LENGTH OF 34.50 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 64.00 FEET, AN ARC LENGTH OF 125.03 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE SOUTH 89 DEGREES 25 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 53.32 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 52 MINUTES 36 SECONDS WEST ALONG SAID WEST LINE OF LOT 6, A DISTANCE OF 125.78 FEET TO SAID POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. CONTAINING 2.926 ACRES MORE OR LESS

PI#: 32-26-102-005-0000; 32-26-102-012-0000; 32-26-103-002-0000; and 32-26-103-003-0000

Commonly known as: Vacant Land, Village of Sauk Village, Illinois

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EXHIBIT B

Permitted Exceptions

1. General taxes for 2010 and subsequent years.
2. Rights of Way for Drainage tiles, ditches, feeders, laterals and underground pipes, if any.
3. The Plat of resubdivision of Logisticenter at Sauk Village – Unit 2, recorded December 20, 2007 as document 0735415000, includes a certification by the surveyor that the land is located within a special flood area as identified by the Federal Emergency Management Agency.
4. 16 foot ingress and egress easement as depicted on Plat of Logisticenter at Sauk Village – Unit 2 recorded December 20, 2007 as document 0735415000.
5. 10 foot public utility easement in favor of Ameritech Illinois also known as The Illinois Bell Telephone Company, Northern Illinois Gas Company and their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property together with the right of access to said equipment and the provisions relating thereto contained in the plat recorded/filed as document 0735415000.
6. First Amendment to Declaration of Covenants, Conditions, and Restrictions and Reservations and Easements for Logisticenter at Sauk Village, Illinois dated June 13, 2011 and recorded as document 1116829050.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 1, 2011

DP PARTNERS SAUK VILLAGE I, LLC

By: _____



Subscribed and sworn to this 01 day of June, 2011

Sara Aguilar
Notary Public

The grantee or his 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 9, 2011

DP PARTNERS WINPAK BTS I, LLC

By: _____



Subscribed and sworn to this 9 day of June, 2011

Sara Aguilar
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.)

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]