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Doc#: 1130529063 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/01/2011 12:49 PM Pg: 1 of 9



1130731024

Return to:

Cole CV Dolton IL, LLC
c/o Cole Real Estate Investments
2555 E. Camelback Road, Suite 400
Phoenix, AZ 85016
Attn: Legal Department

Doc#: 1130731024 Fee: \$52.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 11/03/2011 12:52 PM Pg: 1 of 9

This document is being Re-Recorded to Correct the Parcel Identification Numbers on Page 1 and Page 6.

Parcel Identification No(s): ~~10-23-400-022~~ and ~~10-23-400-021~~
~~29-10-226-060-0000~~; ~~29-10-226-051-0000~~
~~29-10-226-039-0000~~; ~~29-10-226-040-0000~~

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of this 8th day of July, 2011, between DOLTON FINANCIAL ASSOCIATES, LLC, a Virginia limited liability company ("DFA") whose address is c/o Harbor Group International, L.L.C., 999 Waterside Drive, Suite 2300, Norfolk, Virginia 23510, and whose federal identification number is 27-1783930, and SAMAL DOLTON, LLC, a Delaware limited liability company ("SD") whose address is c/o Harbor Group International, L.L.C., 999 Waterside Drive, Suite 2300, Norfolk, Virginia 23510, and whose federal identification number is 27-2058409 (DFA and SD collectively referred to as "Grantor"), and COLE CV DOLTON IL, LLC, a Delaware limited liability company, c/o Cole Real Estate Investments, 2555 E. Camelback Road, Suite 400, Phoenix, AZ 85016, Attn: Legal Department ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby GRANT, BARGAIN AND SELL, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and its respective successors and assigns, FOREVER, as follows: (i) DFA grants, bargains, sells, aliens, remises, releases and conveys to Grantee an undivided 95.9908% interest in and to all the following descript real estate, situated in the County of Cook and State of Illinois known and legally and commonly described on Exhibit A attached hereto and by this reference made a part hereof (the "Real Property"), and (ii) SD grants, bargains, sells, aliens, remises, releases and conveys to Grantee an undivided 4.0092% interest in and to the Real Property.

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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 hereditaments and appurtenances;

TO HAVE AND TO HOLD the premises as above described, with the appurtenances, unto Grantee, its successors and assigns, forever.

AND GRANTOR, for itself, and its successors, does hereby covenant, promise and agree, to and with Grantees, 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 for matters set forth on Exhibit B attached hereto and made part hereof; and that the Grantor will warrant and defend said premises against all persons lawfully claiming by, through or under the Grantor, subject to those matters set forth on Exhibit B.

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Lots 11 through 17, all inclusive, in Block 4 of Calumet Sibley Center Addition, being a subdivision of part of the Northeast quarter of Section 10, Township 36 North, Range 14 East of the Third Principal Meridian, recorded as Document No. 9080438 in Cook County, Illinois.

Parcel 2:

Lots 18 through 27, all inclusive, in Block 4 of Calumet Sibley Center Addition, being a subdivision of part of the Northeast quarter of Section 10, Township 36 North, Range 14 East of the Third Principal Meridian, recorded as Document No. 9080438 in Cook County, Illinois.

EXCEPTING THEREFROM that portion of Lot 18 taken for right of way purposes, as described in Document No. 3110602, described as follows:

Beginning at the Southwest corner of said Lot 18; thence North 00°04'29" West along the West line of said Lot 18, a distance of 15 feet; thence South 44°39'14" East a distance of 21.37 feet to a point on the South line of said Lot 18; thence North 89°14'48" West along the South line of said Lot 18, a distance of 15 feet to the point of beginning.

Parcel 3:

The alleyway as vacated in Ordinance No. 07-404 on July 2, 2007, in part of Block 4 in Calumet Sibley Center Addition, being a subdivision of part of the Northeast quarter of Section 10, Township 36 North, Range 14 East of the Third Principal Meridian, recorded as Document No. 9080438 in Cook County, Illinois, more particularly described as follows:

Beginning at the Northwest corner of Lot 18 in said subdivision; thence North 00°04'29" West, 16.00 feet, to the Southwest corner of Lot 17 in said subdivision; thence South 89°15'43" East, along the South line of said Lot 17, 124.05 feet, to the Southeast corner of said Lot 17; thence South 00°04'29" East, 16.00 feet, to the North line of Lot 22 in said subdivision; thence North 89°15'43" West, along the North line of said Lots 18 through 22 in said subdivision, 124.05 feet, to the place of beginning, containing 0.0456 acres, more or less.

Parcels 1, 2, and 3 also being described as follows:

Part of Block 4 in Calumet Sibley Center Addition, being a subdivision of Section 10, Township 36 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded as Document No. 9080438, in the office of the Recorder of Cook County, Illinois, more particularly described as follows:

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Commencing at the Southwest corner of said Block 4, said point also being the Southwest corner of Lot 18 in said Block 4; thence North 00°04'29" West, along the West line of said Block 4, a distance of 15.00 feet to the place of beginning; thence continuing North 00°04'29" West, along said West line, 300.79 feet to the Northwest corner of Lot 11 in said Block 4; thence South 89°15'43" East, along the North line of said Lot 11, a distance of 124.05 feet to the northeast corner of said Lot 11; thence South 00°04'29" East, along the East line of Lots 11 through 17 in said Block 4, a distance of 191.00 feet to a point on said East line extended to the North line of Lot 22 in said Block 4; thence South 89°15'43" East, 140.05 feet to the East line of said Block 4 and the Northeast corner of Lot 27 in said Block 4; thence South 00°04'29" East, along the East line of said Block 4, a distance of 124.86 feet to the South line of said Block 4 and the Southeast corner of said Lot 27; thence North 89°14'48" West, along the South line of said Block 4, a distance of 249.1 feet; thence North 44°39'14" West, 21.37 feet to the place of beginning, containing 1.298 acres, more or less, all in Cook County, Illinois.

Common Address: 600-618 East Sibley Boulevard, Dolton, Illinois

PIN: 10-23-400-022 29-10-226-060-0000 ; 29-10-226-051-0000

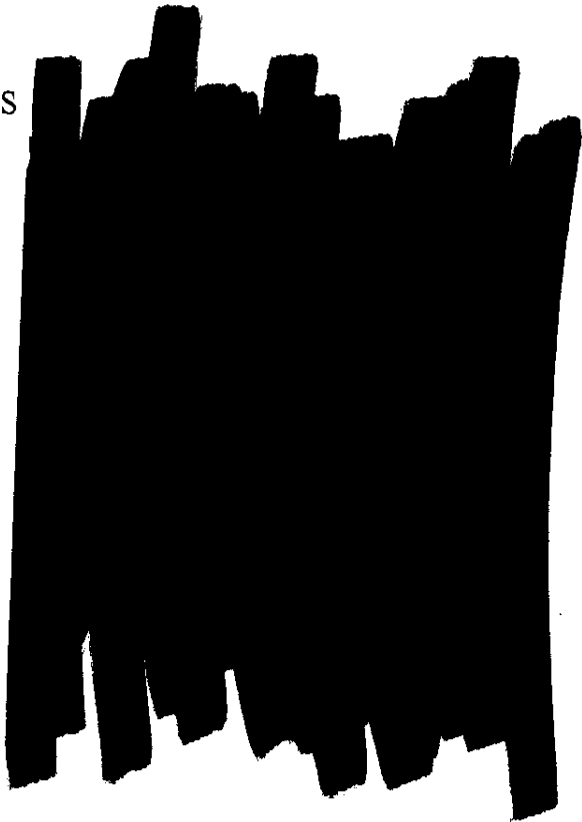
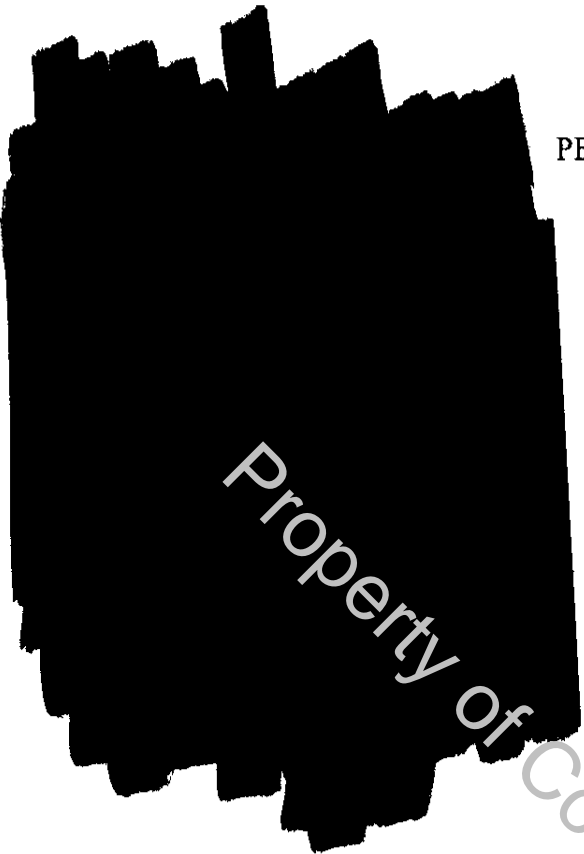
PIN: 10-23-400-021 29-10-226-039-0000 ; 29-10-226-040-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

(See attached)



Property of Cook County Clerk's Office

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1. Taxes and assessments for the year 2011 which are liens, not yet due and payable, and taxes for prior years arising from reassessments or digest disputes. All taxes due and payable are paid in full.
2. Although the Policy will insure the location of the boundaries of the land, no insurance is afforded as to the amount of area contained within said boundaries.
3. Easement from J. B. Dunagan to Georgia Power Company, dated June 11, 1948, filed for record June 17, 1948, and recorded in Deed Book 87, Page 587, Gwinnett County, Georgia records.
4. Any implied easements for slopes, fills, drainage, maintenance, and utilities as conveyed in Rural Post Roads - Right of Way Deed from G. J. Yancey to Gwinnett County, a political subdivision of the State of Georgia, dated January 25, 1974, filed for record January 28, 1974, and recorded in Deed Book 767, Page 259, aforesaid records.
5. Any implied easements for slopes, fills, drainage, maintenance, and utilities as conveyed in Right of Way Deed from G. J. Yancey to Gwinnett County, a political subdivision of the State of Georgia, dated September 21, 1977, filed for record November 14, 1977, and recorded in Deed Book 1372, Page 113, aforesaid records.
6. Limitations of access in Right of Way Deed from BP Exploration & Oil, Inc., an Ohio Corporation, n/k/a BP Products North America, Inc. to the Department of Transportation, dated March 14, 2006, filed and recorded March 17, 2006, in Deed Book 46270, Page 159, aforesaid records. Limited Access on Highway 20 as shown on survey by T.A. Sherard for Site Design, Inc., under supervision of The Matthews Company, dated June 8, 2011, last revised ____, J.N. 36691.
7. Terms and provisions of that certain Declaration of Restrictive Covenant, by BP Products North America Inc., a Maryland corporation dated November 9, 2006, filed and recorded November 17, 2006, in Deed Book 47268, Page 592, aforesaid records.
8. Water Metering Device Easement from CVS/Pharmacy to Gwinnett County Water and Sewerage Authority, a political subdivision of the State of Georgia, dated December 6, 2006, filed and recorded April 11, 2007, in Deed Book 47769, Page 29, aforesaid records.
9. Permanent Slope Easement from CVS 75379 GA, L.L.C., a Delaware limited liability company, as Grantor, to Gwinnett County, a political subdivision of the State of Georgia, as Grantee, dated August 2, 2007, filed and recorded August 22, 2007, in Deed Book 48210, Page 692, aforesaid records. As shown on survey by T.A. Sherard for Site Design, Inc., under supervision of The Matthews Company, dated June 8, 2011, last revised ____, J.N. 36691.
10. Temporary Driveway Easement from CVS 75379 GA, L.L.C., a Delaware limited liability company, as Grantor, to Gwinnett County, a political subdivision of the State of Georgia, as Grantee, dated August 2, 2007, filed and recorded August 22, 2007, in Deed Book 48210, Page 696, aforesaid

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records. As shown on survey by T.A. Sherard for Site Design, Inc., under supervision of The Matthews Company, dated June 8, 2011, last revised _____, J.N. 36691.

11. Easement for sewer and water from CVS 75379 GA, L.L.C. dated May 20, 2008, filed and recorded July 22, 2008, in Deed Book 48984, Page 303, aforesaid records. As shown on survey by T.A. Sherard for Site Design, Inc., under supervision of The Matthews Company, dated June 8, 2011, last revised _____, J.N. 36691.
12. Lease by and between CH Lawrenceville GA 2008, LLC, a Delaware limited liability company, as landlord, and Georgia CVS Pharmacy, L.L.C., a Georgia limited liability company, as tenant, as evidenced by Memorandum of Lease filed and recorded September 24, 2008 in Deed Book 49087, Page 269, aforesaid records; as affected by that certain Subordination, Non-Disturbance and Attornment Agreement, dated September 5, 2008, filed and recorded on September 24, 2008 in Deed Book 49087, Page 275, aforesaid records; as affected by that certain Amendment to Lease and Amendment to Memorandum of Lease, dated September 5, 2008, filed and recorded on October 20, 2009 in Deed Book 49759, Page 723, aforesaid records; and as affected by that certain Subordination, Non-Disturbance and Attornment Agreement, dated December 15, 2009, filed and recorded on December 16, 2009 in Deed Book 49854, Page 823, aforesaid records.

Thereafter the landlord's interest was assigned to Cole CV Lawrenceville GA, LLC, by Assignment and Assumption recorded _____.

13. Terms and provisions of that certain Declaration of Easements and Restrictions, by CH Lawrenceville GA 2008, LLC (formerly known as CVS 75379 GA, L.L.C., a Delaware limited liability company) dated September 5, 2008, filed and recorded October 20, 2009, in Deed Book 49759, Page 711, aforesaid records. Outparcel Access Easement as shown on survey by T.A. Sherard for Site Design, Inc., under supervision of The Matthews Company, dated June 8, 2011, last revised _____, J.N. 36691.
14. The following matters as shown on plat recorded in Plat Book 125, Page 167, aforesaid records.
 - a) Setback lines;
 - b) 45 foot Natural Buffer along westerly property line;
 - c) 20 foot Storm Easement;
 - d) 20 foot Access Easement along southerly portion of property;
 - e) Access Easement for the benefit of Outparcel along Grayson Highway;
 - f) 10 foot Water Easement along easterly property line;
 - g) 10 foot Private Sewer Easement;
 - h) 20 foot Storm Drainage Easement;
 - i) 15' X 30' Water Easement;
 - j) 20 foot Sanitary Sewer Easement;
 - k) 10 foot Drainage Easement; and
 - l) Access Easement in northwest area of property.

As shown on survey by T.A. Sherard for Site Design, Inc., under supervision of The Matthews Company, dated June 8, 2011, last revised _____, J.N. 36691.

15. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by T.A. Sherard for Site Design, Inc., under supervision of The Matthews Company, on June 8, 2011, last revised _____, designated Job Number 36691:
 - A. Subject property's directional sign projects entirely onto adjacent property without benefit of a known easement,
 - B. Subject property's directional sign projects entirely into ROW of Grayson Highway (HWY. 20).