

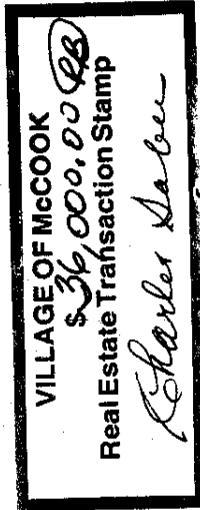
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THIS INSTRUMENT PREPARED BY:

JEFFREY P. GRAY
EDWARDS WILDMAN PALMER LLP
225 WEST WACKER DRIVE, SUITE 2800
CHICAGO, ILLINOIS 60606



Doc#: 1134310048 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/09/2011 12:49 PM Pg: 1 of 5



AND AFTER RECORDING SHOULD BE
RETURNED TO:

TIMOTHY M. SULLIVAN
KING & SPALDING
1180 PEACHTREE STREET
ATLANTA, GEORGIA 30309

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of December 7, 2011, by MCCOOK PROPERTIES LLC, an Illinois limited liability company ("Grantor"), to SAFEGUARD PROPERTIES LLC, a Louisiana limited liability company, with an address of 3350 Peachtree Road, N.E., 17th Floor, Atlanta, Georgia 30326 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that it has not done or suffered to be done, anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as noted on Exhibit B attached hereto; and that it WILL WARRANT AND FOREVER DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor.

8866580 D2 DG 1 of 2


Handwritten notes and signatures at the bottom right corner.

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IN WITNESS WHEREOF, Grantor has caused its name to be duly signed to this Special Warranty Deed the day and year first above written.

MCCOOK PROPERTIES LLC

By: JSM Venture Inc., Manager

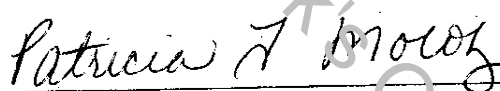
By: 
Name: John S. Mengel
Title: President

STATE OF ILLINOIS

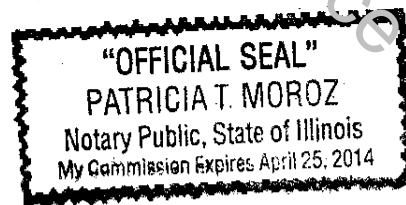
COUNTY OF COOK



I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that John S. Mengel personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President of JSM Venture Inc., an Illinois corporation, which is the Manager of McCook Properties LLC, an Illinois limited liability company, appeared before me 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 and limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 7th day of December, 2011.


Notary Public

My Commission Expires:



| | |
|---|-------------|
| REAL ESTATE TRANSFER | 12/08/2011 |
|  COOK | \$3,600.00 |
|  ILLINOIS: | \$7,200.00 |
| TOTAL: | \$10,800.00 |
| 18-10-200-019-0000 20111201600270 954S8J | |

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EXHIBIT A

LEGAL DESCRIPTION OF LAND

PARCEL 1:

LOT 1 IN THE FINAL PLAT OF SUBDIVISION OF MCCOOK INDUSTRIAL CENTER II FIRST RESUBDIVISION, BEING A RESUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 2005 AS DOCUMENT 0523545101, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE FINAL PLAT OF SUBDIVISION OF MCCOOK INDUSTRIAL CENTER II FIRST RESUBDIVISION RECORDED AUGUST 23, 2005 AS DOCUMENT NUMBER 0523545101 FOR THE PURPOSE OF INGRESS AND EGRESS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED DECEMBER 7, 2011 AND RECORDED ON THE DATE HEREOF MADE BY AND BETWEEN SAFEGUARD PROPERTIES LLC AND MCCOOK PROPERTIES LLC FOR THE PURPOSE OF VEHICULAR CROSS-ACCESS, INGRESS AND EGRESS.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED JULY 8, 2005 AND RECORDED AUGUST 15, 2005 AS DOCUMENT NUMBER 0522719099 MADE BY CENTERPOINT PROPERTIES TRUST FOR THE PURPOSE OF USE OF THE COMMON AREAS, THE ROADWAYS, THE LANDSCAPING, THE BUSINESS PARK MONUMENTS AND THE COMMON UTILITIES AND SYSTEMS.

Address: 9001 West 47th Street, McCook, Illinois

60525-3340

Permanent Tax Number(s): 18-10-200-019-0000

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EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. REAL ESTATE TAXES FOR YEAR 2011 AND SUBSEQUENT YEARS.
2. RESERVATION OF ALL FISSIONABLE MATERIALS FOR USE OF THE UNITED STATES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LAND AND PROSPECT FOR, MINE, AND REMOVE THE SAME, CONTAINED IN DEED FROM RECONSTRUCTION FINANCE CORPORATION TO REYNOLDS ALUMINUM COMPANY, DATED JUNE 30, 1949 AND RECORDED JULY 6, 1950 AS DOCUMENT 14843487 AND FILED AS DOCUMENT LR1303816.
3. EASEMENT IN FAVOR OF THE VILLAGE OF MCCOOK, THE COMMONWEALTH EDISON COMPANY, SBC AND NICOR GAS, AND ITS/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 NO. 0436539081, AFFECTING THE NORTH 15 FEET OF LOT 1, AND ALSO AS SHOWN ON THE PLAT RECORDED AS DOCUMENT 0523545101, AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY HAEGER ENGINEERING LLC, CERTIFIED BY JEFFREY W. GLUNT, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3695, DATED SEPTEMBER 19, 2011 (THE "SURVEY").

CLARIFICATION OF THE EASEMENT RECORDED AS DOCUMENT 0529910100.
4. INGRESS AND EGRESS EASEMENTS AS SHOWN ON THE AFORESAID PLAT OF SUBDIVISION RECORDED AS DOCUMENT 0523545101 AND AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY HAEGER ENGINEERING LLC, CERTIFIED BY JEFFREY W. GLUNT, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3695, DATED SEPTEMBER 19, 2011 (THE "SURVEY"), AS FOLLOWS:
ALONG THE EAST 12.5 FEET OF LOT 1.
5. NOTE: THE FINAL PLAT OF SUBDIVISION OF MCCOOK INDUSTRIAL CENTER II FIRST RESUBDIVISION RECORDED AS DOCUMENT AUGUST 23, 2005 NOTES THE FOLLOWING: ACCESS TO AND FROM LOT 1 IS PROHIBITED TO 47TH STREET.
6. EASEMENT IN FAVOR OF THE VILLAGE OF MCCOOK, THE COMMONWEALTH EDISON COMPANY, SBC AKA THE ILLINOIS BELL TELEPHONE COMPANY, AND NICOR, AND ITS/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 NO. 0523545101 AND AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY HAEGER ENGINEERING LLC, CERTIFIED BY JEFFREY W. GLUNT, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3695, DATED SEPTEMBER

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19, 2011 (THE "SURVEY"), AFFECTING; THE SOUTH 15 FEET OF LOT 1; THE EAST 12.5 FEET OF LOT 1.

7. NOTE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AUGUST 23, 2005 AS DOCUMENT 0523545101 AND AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY HAEGER ENGINEERING LLC, CERTIFIED BY JEFFREY W. GLUNT, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3695, DATED SEPTEMBER 19, 2011 (THE "SURVEY"):
A RECIPROCAL EASEMENT FOR CROSS ACCESS PURPOSES IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER OF LOT 1, THEIR SUCCESSORS AND ASSIGNS IN, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY ON THE PLAT MARKED "INGRESS AND EGRESS EASEMENT" AND SUBJECT TO ANY COVENANTS, CONDITIONS AND RESTRICTIONS AS MAY BE RECORDED BY A SEPARATE DOCUMENT.
8. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 15, 2005 AS DOCUMENT 0522719099 RELATING TO CREATION OF AN ASSOCIATION, ASSESSMENTS, RESERVATIONS, ARCHITECTURAL CONTROLS, PROVISIONS GOVERNING IMPROVEMENTS AND MAINTENANCE.
9. TERMS AND CONDITIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER RECORDED APRIL 7, 2008 AS DOCUMENT NUMBER 0809810074.
10. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASES WITH NO OPTIONS TO PURCHASE OR RIGHT OF FIRST REFUSAL.
11. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED DECEMBER 7, 2011 AND RECORDED ~ AS DOCUMENT NUMBER ~ MADE BY AND BETWEEN SAFEGUARD PROPERTIES LLC AND MCCOOK PROPERTIES LLC.
12. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCELS 2, 3 AND 4 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.
(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.