

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13th day of March, 2013, between GLENDALE 2004 LLC, an Illinois limited liability company ("Grantor"), whose address is 401 North Michigan Avenue, Suite 1700, Chicago, IL 60611, and COLE CV CHICAGO (CENTRAL) IL, LLC, a Delaware limited liability company ("Grantee"), whose address is c/o Cole Real Estate Investments, 2325 East Camelback Road, Suite 1100, Phoenix, Arizona 85016.



Doc#: 1308713055 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/28/2013 01:59 PM Pg: 1 of 3

WITNESSETH, that Grantor for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the officers of said company, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto Grantee and to its heirs and assigns, FOREVER, all the following described real estate on the Exhibit A attached hereto (the "Property").

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 Grantor, either in law or equity, of, in and to the above-described Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Property as above described, with the appurtenances, unto Grantee, its heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said Property, against all persons lawfully claiming, or to claim the same by, through or under Grantor, Grantor WILL WARRANT AND DEFEND, subject to all taxes, assessments, liens, easements, encumbrances and restrictions of record and all matters which an accurate survey or physical inspection of the Property would disclose and acts of Grantee (the "Permitted Exceptions").

Permanent Real Estate Index Number(s): 13-21-124-040-0000

Address(es) of real estate: 3615 N. Central Avenue, Chicago, Illinois 60634

IN WITNESS WHEREOF, said Grantor has caused the seal of the company to be hereto affixed, and has caused its name to be signed to these presents by its Manager the day and year first above written.

GLENDALE 2004 LLC, an Illinois limited liability company

By [Signature]
Printed Name Karen A. Yarbrough
Its Manager

This instrument was prepared by: Joseph Viola, Snell & Wilmer L.L.P.,
One Arizona Center, 400 E. Van Buren Street, Phoenix, AZ 85004
This instrument prepared outside the State of Illinois

MAIL TO:
Cole CV Chicago (Central) IL, LLC
c/o Cole Real Estate Investments
2325 East Camelback Road, Suite 1100
Phoenix, AZ 85016
Attn: Legal Dept.

SEND SUBSEQUENT TAX BILLS TO:
Cole CV Chicago (Central) IL, LLC
c/o Cole Real Estate Investments
2325 East Camelback Road, Suite 1100
Phoenix, AZ 85016
Attn: Legal Dept.

13-579636
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STATE OF Illinois)
COUNTY OF Cook) ss.

I, Denise Rivera, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lance Chedy personally known to me to be the Manager of GLENDALE 2004 LLC, an Illinois 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 severally acknowledged that as such Manager he/she signed and delivered the said instrument and caused the company seal of said company to be affixed thereto, pursuant to authority, given by the officers of said company as his/her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 18th day of March, 2013.



Commission expires _____

[Signature]
Notary Public

City of Chicago
Dept. of Finance
6-10075



Real Estate
Transfer
Stamp
\$73,086.00

3/28/2013 13:26
dr00198

Batch 6,127,432

STATE TAX

STATE OF ILLINOIS

MAR. 28. 13

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000013921

REAL ESTATE TRANSFER TAX

0696050

FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAR. 28. 13

REVENUE STAMP

0000013779

REAL ESTATE TRANSFER TAX

0348025

FP 103042

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EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

THAT PART OF KOESTER & ZANDER'S NORTH CENTRAL AVENUE SUBDIVISION, AS RECORDED IN DOCUMENT NUMBER 7495933, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 59 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 12 MINUTES 01 SECONDS WEST ALONG THE WEST LINE OF LOTS 59 THROUGH 67, ALL INCLUSIVE, IN SAID SUBDIVISION, 295.63 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 50 SECONDS EAST, 83.28 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 02 SECONDS WEST, 15.25 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 58 SECONDS EAST, 43.06 FEET TO THE EAST LINE OF LOTS 59 THROUGH 68, ALL INCLUSIVE, IN SAID SUBDIVISION; THENCE SOUTH 00 DEGREES 11 MINUTES 52 SECONDS EAST ALONG SAID EAST LINE, 312.86 FEET TO THE SOUTHEAST CORNER OF LOT 59 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 42 MINUTES 54 SECONDS WEST 126.32 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.8767 ACRES, MORE OR LESS.