

UNOFFICIAL COPY



Doc#: 1322645043 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/14/2013 11:14 AM Pg: 1 of 8

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8934332

We 1/5

SPECIAL WARRANTY DEED

STATE OF ILLINOIS)
COUNTY OF COOK)

Torburn Arlington Heights, LLC, an Illinois limited liability company (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by THE GC NET LEASE (ARLINGTON HEIGHTS) INVESTORS, LLC, a Delaware limited liability company (the "Grantee"), whose mailing address is 2121 Rosecrans Avenue, Suite 3321, El Segundo, CA 90245, the receipt and sufficiency of which consideration are hereby acknowledged, and upon and subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee the following-described real property situated in Arlington Heights, Cook County, Illinois, together with all buildings, structures, improvements, and fixtures thereon, and all rights and privileges thereto (the "Property"):

PLEASE SEE LEGAL DESCRIPTION SET FORTH IN EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

This conveyance is made by Grantor and accepted by Grantee subject to those matters set forth Exhibit B attached hereto and incorporated herein (collectively, the "Permitted Exceptions").

This conveyance is made "as is, where is and with all faults" and with no representations or warranties, except as expressly set forth herein.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor to be effective as of August 13, 2013.

TORBURN ARLINGTON HEIGHTS, LLC,
an Illinois limited liability company

By Torburn Partners, Inc.,
an Illinois corporation, its Manager

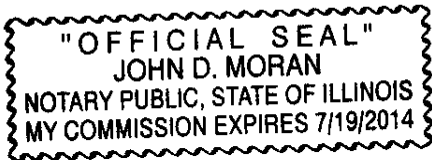
FP 103037	# 0000016138	REAL ESTATE TRANSFER TAX	STATE TAX
2954000		AUG. 14. 13	
REAL ESTATE TRANSFER TAX		STATE OF ILLINOIS	

By: [Signature]
Name: Michael K. Burns
Title: President

STATE OF ILLINOIS

COUNTY OF COOK

On August 7th, 2013, before me, the undersigned, a notary public in and for aforesaid jurisdiction, personally appeared Michael K. Burns, President of TORBURN PARTNERS, INC., an Illinois corporation, the Manager of TORBURN ARLINGTON HEIGHTS, LLC, an Illinois limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that, by his signature on the instrument, the entity upon behalf of which the person acted, executed the instrument.



[Signature]
Notary Public

Mv Commission Expires: 7-19-2014

This Instrument prepared by:

John D. Moran, Esq.
The Selig Law Firm, P.C.
1622 Willow Road, Suite 206
Northfield, IL 60093

COUNTY TAX	COOK COUNTY	# 0000015994	REAL ESTATE TRANSFER TAX
	AUG. 13. 13		REAL ESTATE TRANSFER TAX
	REVENUE STAMP		1477000
			FP 103042

When recorded, please return to:

Gould & Ratner LLP
222 N. LA SALLE ST
SUITE 800
CHICAGO, IL 60601
ATTN: Joseph W. MARZO

Mail subsequent tax bills to:

Griffin Capital Corporation
2121 ROSENCRANS AVENUE, SUITE 3321
EL SEGUNDO, CALIFORNIA 90245
ATTN: Director of Asset Management

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Exhibit A to Special Warranty Deed

LEGAL DESCRIPTION OF REAL PROPERTY

PARCEL 1:

THAT PART OF LOT 1 IN ARLINGTON INDUSTRIAL & RESEARCH CENTER-UNIT NUMBER 6, BEING A SUBDIVISION OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 22, 1972 AS DOCUMENT NUMBER 22024211, IN THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, SAID PARTS LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 11 DEGREES 17 MINUTES 16 SECONDS EAST, 36.44 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 08 SECONDS EAST, 2145.54 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS EAST, 372.77 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 72.20 FEET TO THE EAST LINE OF LOT 1 AFORESAID;

ALSO

THAT PART OF THE SOUTH 969.60 FEET OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID SOUTH 969.60 FEET, 820.00 FEET EAST OF THE EAST LINE OF FRONTAGE ROAD, AT THE NORTHEAST CORNER OF ARLINGTON RIDGE WEST, RECORDED AS DOCUMENT NUMBER 25290181; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID ARLINGTON RIDGE WEST AND THE SOUTHERLY EXTENSION THEREOF, 637.61 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID SOUTH 969.60 FEET, 1373.86 FEET TO A POINT ON THE WESTERLY LINE OF C/S SUBDIVISION, RECORDED AS DOCUMENT NUMBER 25851185; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID C/S SUBDIVISION 627.23 FEET TO THE NORTH LINE OF SAID SOUTH 969.60 FEET OF THE NORTHWEST QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH 969.60 FEET, 1353.18 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER AND UPON ROADWAY NORTH OF AND ADJOINING SUBJECT LAND FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AND FOR USE OF FIRE PROTECTION SYSTEM, FOR USE OF FIBER LOOP AND FOR STORM WATER DRAINAGE AS CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 10, 2013 AS DOCUMENT 1319118008 (EXCEPTING THEREFROM THAT PORTION FALLING WITHIN PARCEL 1).

PINS: 03-07-100-005-0000; 03-07-100-006-0000; 03-07-100-015-0000
STREET ADDRESS: 1455 W. SHURE DRIVE, ARLINGTON HEIGHTS, IL

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Exhibit B to Special Warranty Deed

PERMITTED ENCUMBRANCES

1. TAXES FOR 2013 AND SUBSEQUENT YEARS.
2. LEASE MADE BY TORBURN ARLINGTON HEIGHTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO NOKIA SIEMENS NETWORKS US LLC, A DELAWARE LIMITED LIABILITY COMPANY ("TENANT") DATED JUNE 26, 2013.
3. SUBLEASE PURSUANT TO LEASE AGREEMENT DATED FEBRUARY 4, 2012 BETWEEN NOKIA SIEMENS NETWORKS US LLC AND NEUNET COMMUNICATION TECHNOLOGIES, LLC.
4. MECHANIC'S LIEN CLAIM IN FAVOR OF MALLARD ELECTRIC COMPANY, INC., AGAINST NOKIA SIEMENS NETWORKS US LLC RECORDED FEBRUARY 27, 2013 AD DOCUMENTS NUMBER 1305816066 IN THE AMOUNT OF \$20,435.00.
5. A 40 FOOT BUILDING LINE OVER THE WEST, WESTERLY, NORTH, NORTHERLY, EAST AND EASTERLY LINE OF PARCEL 1 AS SHOWN ON PLAT OF RESUBDIVISION RECORDED AS DOCUMENT 22024211.
6. TERMS, PROVISIONS AND CONDITIONS OF THE DECLARATION OF RESTRICTIVE COVENANT AND RELATED AGREEMENTS, MADE BY AND BETWEEN RANDHILL CEMETERY ASSOCIATION, INC., AN ILLINOIS CORPORATION FORMERLY KNOWN AS RANDHILL CEMETERY, IL AND AMERICAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 15, 1982 AND KNOWN AS TRUST NUMBER 55515 RECORDED JANUARY 25, 1984 AS DOCUMENT NUMBER 26944151.
7. EASEMENT FOR PUBLIC UTILITIES DESCRIBED AS FOLLOWS: THE NORTH 15 FEET OF THE LAND, AS SHOWN ON PLAT OF EASEMENT RECORDED JANUARY 9, 1980 AS DOCUMENT 25313095.
8. EASEMENT FOR PUBLIC UTILITIES BETWEEN RANDHILL PARK CEMETERY ASSOCIATION, INC., AND CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1978 AND KNOWN AS TRUST NUMBER 23174 RECORDED JANUARY 9, 1980 AS DOCUMENT 25313096, OVER THE NORTH 15 FEET OF THE LAND.
9. AN ORDINANCE GRANTING PRELIMINARY AND FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT RECORDED JUNE 23, 1988 AS DOCUMENT 88276045.

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10. AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT, GRANTING A LAND USE VARIATION FOR A DAY CARE FACILITY, SPECIAL USE PERMITS FOR A FITNESS/HEALTH CENTER AND A MONOPOLE ANTENNA AND A VARIATION, BY THE VILLAGE OF ARLINGTON HEIGHTS, A COPY OF WHICH WAS RECORDED AS DOCUMENT 94449073.
11. AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT RECORDED AS DOCUMENT 04084478.
12. EASEMENTS, TERMS AND PROVISIONS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 10, 2013 AS DOCUMENT NUMBER 1319118008 MADE BY AND BETWEEN TORBURN ARLINGTON HEIGHTS, LLC AND TORBURN NORTH CAMPUS, LLC.
13. A RESOLUTION APPROVING RENEWAL OF INDUSTRIAL REAL ESTATE TAX INCENTIVE FOR CERTAIN REAL ESTATE IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, A COPY OF WHICH WAS RECORDED JUNE 28, 2013 AS DOCUMENT 13179309038.
14. RIGHTS OF PARTIES TO MAINTAIN WATER B. BOX, FIRE HYDRANTS, WATER VALVES, SANITARY MANHOLE, STORM MANHOLES, CATCH BASINS, INLETS, ELECTRIC HANDHOLE, LIGHT POLE, MISC LIGHTS, WATER MANHOLES AND CULVERTS AS DISCLOSED ON SURVEY MADE BY LAND SURVEYING SERVICES, INC. DATED AUGUST 7, JOB NO. LS130478.
15. EASEMENTS, TERMS AND PROVISIONS CONTAINED IN STORM WATER DRAINAGE AND DETENTION EASEMENT AND COST SHARING AGREEMENT DATED AUGUST 13, 2013 AND RECORDED AUGUST , 2013 AS DOCUMENT NUMBER 13 MADE BY AND BETWEEN THE GO NET LEASE (ARLINGTON HEIGHTS) INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("SOUTH CAMPUS OWNER"), AND TORBURN NORTH CAMPUS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (THE "NORTH CAMPUS OWNER").

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS.

COUNTY OF COOK

Michael K. Burns, as President of Torburn Partners, Inc., an Illinois corporation, the Manager of Torburn Arlington Heights, LLC, an Illinois limited liability company, the Grantor

, being duly sworn on oath, states that

He resides at 70 Indian Hill Road, Winnetka, Illinois

. That the

attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that He makes this affidavit for the purpose of inducing the Recorder of Deeds in Cook County, Illinois, to accept the attached deed for recording.

SEE ATTACHED SIGNATURE PAGE

SUBSCRIBED and SWORN to before me

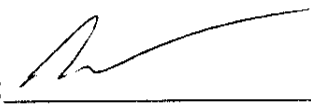
this _____ day of _____, _____.

Notary Public

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TORBURN ARLINGTON HEIGHTS, LLC,
an Illinois limited liability company

By Torburn Partners, Inc.,
an Illinois corporation, its Manager

By:  _____

Name: Michael K. Burns

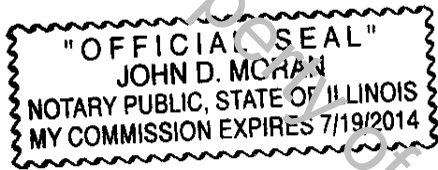
Title: President

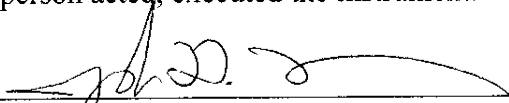
Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

On August 7th 2013, before me, the undersigned, a notary public in and for aforesaid jurisdiction, personally appeared Michael K. Burns, President of TORBURN PARTNERS, INC., an Illinois corporation, the Manager of TORBURN ARLINGTON HEIGHTS, LLC, an Illinois limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that, by his signature on the instrument, the entity upon behalf of which the person acted, executed the instrument.





Notary Public

My Commission Expires: 7-19-2014

Proposed of Cook County Clerk's Office