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Doc#: 1419616032 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/15/2014 12:49 PM Pg: 1 of 6

001900-5

Property of Cook County Clerks Office

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 9th day of July, 2014, between Parkway Plaza SRG, LLC, an Illinois limited liability company ("Grantor") and SparrowHawk Chicago Industrial LP, an Illinois limited partnership, whose address is 1800 West Loop South, Suite 1650, Houston, Texas 77027 ("Grantee"). For and in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor GRANTS, BARGAINS, SELLS, WARRANTS AND CONVEYS to Grantee and to its successors and assigns the real estate located in Cook County, Illinois and being more particularly described on Exhibit A attached hereto and by this reference made a part hereof, together with all improvements and all rights, easement, hereditaments and appurtenances belonging thereto (the "Property").

PINS of Property: 07-11-400-027-0000, 07-11-400-028-0000, 07-11-400-062-0000

Common Address of Property: 1026-1100 National Parkway, Schaumburg, Illinois

This conveyance is made and accepted subject to those exceptions set forth on Exhibit B.

TO HAVE AND TO HOLD the said premises as above described unto the Grantee and 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 subject to those exceptions set forth on Exhibit B, Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND title to the Property unto Grantee, and Grantee's successors and assigns, against every party whomsoever lawfully claiming, or to claim the same or any part thereof, by, through or under Grantor but not otherwise.

REAL ESTATE TRANSFER TAX		15-Jul-2014
	COUNTY:	2,838.00
	ILLINOIS:	5,676.00
	TOTAL:	8,514.00

07-11-400-027-0000 | 20140601607250 | 0-601-800-832

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
24841 \$5,676.⁰⁰

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

Parkway Plaza SRG, LLC, an Illinois limited liability company

By: Sitex Fund V, LP, a Delaware limited partnership,
Sole Member

By: Cadex, LLC, an Illinois limited liability company,
General Partner

By: _____
Name: Cary Goldman
Member

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Cary Goldman, Member of Cadex, LLC, an Illinois limited liability company, General Partner of Sitex Fund V, LP, a Delaware limited partnership, sole Member of Parkway Plaza SRG LLC, an Illinois limited liability company, 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 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 company, for the uses and purposes set forth.

Given under my hand and notarial seal this 9th day of July, 2014.

SEAL

Catherine L. Leeper
Notary Public

OFFICIAL SEAL
CATHERINE L. LEEPER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/05/16

This document was prepared by:
Scott L. David, Esq.
Much Shelist, P.C.
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Chicago, Illinois 60606

After recording mail to:
George J. Van Os, Esq.
Attorney at Law
800 Bering Drive, Suite 100
Houston, Texas 77057

Send subsequent tax bills to:
SparrowHawk Chicago Industrial LP
1800 West Loop South, Suite 1650
Houston, Texas 77027

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF OUTLOT "D" IN SCHAUMBURG INDUSTRIAL PARK (HEREINAFTER DESCRIBED) BOUNDED BY A LINE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF STATE PARKWAY WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EASTERLY ALONG THE SOUTH LINE OF STATE PARKWAY AND AT RIGHT ANGLES TO THE SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, (SAID LINE OF STATE PARKWAY BEARING NORTH 89 DEGREES, 54 MINUTES, 06 SECONDS EAST) A DISTANCE OF 1380.00 FEET TO A POINT OF CURVE IN SAID LINE; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF STATE PARKWAY, BEING THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED LINE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS 560.00 FEET, A DISTANCE OF 306.27 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF STATE PARKWAY AND ALONG THE EXTENSION OF THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 473.64 FEET TO A POINT OF CURVED TANGENCY; THENCE SOUTH 10 DEGREES, 18 MINUTES, 10 SECONDS EAST ALONG THE WESTERLY LINE OF STATE PARKWAY, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 143.65 FEET; THENCE SOUTH 79 DEGREES, 24 MINUTES, 48 SECONDS WEST, A DISTANCE OF 350.60 FEET; THENCE NORTH 10 DEGREES, 35 MINUTES, 12 SECONDS WEST, A DISTANCE OF 314.02 FEET; THENCE NORTH 22 DEGREES, 49 MINUTES, 47 SECONDS EAST, A DISTANCE OF 299.16 FEET TO THE POINT OF BEGINNING, IN SCHAUMBURG INDUSTRIAL PARK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11, PART OF THE NORTHEAST 1/4 OF SECTION 11; PART OF THE SOUTHWEST 1/4 OF SECTION 12; PART OF THE NORTHWEST 1/4 OF SECTION 13 AND PART OF THE NORTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT THEREOF FILED ON JUNE 10, 1969 AS LR2455597, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF OUTLOT "D" IN SCHAUMBURG INDUSTRIAL PARK (HEREINAFTER DESCRIBED) BOUNDED BY A LINE DESCRIBED BY A LINE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF STATE PARKWAY WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EASTERLY ALONG THE SOUTH LINE OF STATE PARKWAY AND AT RIGHT ANGLES TO THE SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, (SAID LINE OF STATE PARKWAY BEARING NORTH 89 DEGREES, 54 MINUTES, 06 SECONDS EAST) A DISTANCE OF 1380.00 FEET TO A POINT

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OF CURVE IN SAID LINES; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF STATE PARKWAY, BEING THE ARC OF CIRCLE, TANGENT TO THE LAST DESCRIBED LINE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 560.00 FEET FOR A DISTANCE OF 779.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10 DEGREES, 18 MINUTES, 10 SECONDS EAST ALONG THE WESTERLY LINE OF STATE PARKWAY, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 143.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF STATE PARKWAY, A DISTANCE OF 211.81 FEET TO A POINT OF CURVE IN SAID LINE; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF STATE PARKWAY, BEING THE ARC OF CIRCLE, TANGENT TO THE LAST DESCRIBED LINE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 850.00 FEET, A DISTANCE OF 197.98 FEET TO A POINT OF INTERSECTION WITH A CURVED LINE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 355.00 FEET, A DISTANCE OF 144.05 FEET; THENCE SOUTH 87 DEGREES, 16 MINUTES, 56 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 230.95 FEET; THENCE NORTH 10 DEGREES, 35 MINUTES, 12 SECONDS WEST, A DISTANCE OF 385.87 FEET; THENCE NORTH 79 DEGREES, 24 MINUTES, 48 SECONDS EAST, A DISTANCE OF 350.60 FEET TO THE POINT OF BEGINNING, IN SCHAUMBURG INDUSTRIAL PARK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11, PART OF THE NORTHEAST 1/4 OF SECTION 11; PART OF THE SOUTHWEST 1/4 OF SECTION 12; PART OF THE NORTHWEST 1/4 OF SECTION 13 AND PART OF THE NORTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT THEREOF FILED ON JUNE 10, 1969 AS LR2455597, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 3 (EXCEPT THE NORTH 119.98 FEET) AND THE NORTH 68.69 FEET OF LOT 2 AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) ALL IN RESUBDIVISION OF PART OF OUT-LOT D IN SCHAUMBURG INDUSTRIAL PARK AS RECORDED JUNE 10, 1969, UNDER DOCUMENT NUMBER 20866510 AND FILED WITH THE REGISTRAR OF DEED UNDER TORRENS REGISTRATION NUMBER 2455597, BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 11, PART OF THE NORTHEAST 1/4 OF SECTION 11, PART OF THE SOUTHWEST 1/4 OF SECTION 12, PART OF THE NORTHWEST 1/4 OF SECTION 13 AND PART OF THE NORTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 18, 1973 AS DOCUMENT NUMBER 2692491, AND SURVEYOR'S CERTIFICATE OF CORRECTION, REGISTERED ON JUNE 21, 1973 AS DOCUMENT NUMBER 2699472 ALL IN COOK COUNTY, ILLINOIS.

PINS: 07-11-400-027-0000, 07-11-400-028-0000, 07-11-400-062-0000

Common Address: 1026-1100 National Parkway, Schaumburg, Illinois

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EXHIBIT B

PERMITTED EXCEPTIONS

Subject to the following exceptions:

1. Zoning ordinances and regulations.
2. Real property taxes which are not yet due and payable.
3. Matters created by, through or under Grantee.
4. Easement, 10 feet in width, in, upon, under, over, and along the land as shown on Exhibit attached thereto to install and maintain all equipment necessary for the purpose of serving the land and other property with telephone and electric service, together with right of access to said equipment, as created by grant to Commonwealth Edison Company and Illinois Bell Telephone Company, filed January 30, 1975 as document LR2793249. (Affects Parcels 1 and 2)
5. Easement in favor of the Village of Schaumburg for the construction of public roadway improvements as granted in the Permanent Easement Agreement for Public Roadway Improvements recorded August 27, 1993 as document 93679427, and the terms and provisions contained therein. (Affects Parcel 2)
6. Easement, 10 feet in width, in favor of the Village of Schaumburg, its successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property with public utilities and drainage, together with right of access to said equipment, and the provisions relating thereto, contained in the grant recorded August 26, 1993 as document 93679434. (Affects Parcel 1)
7. Easement, 10 feet in width, in favor of the Village of Schaumburg, its successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property with public utilities and drainage, together with right of access to said equipment, and the provisions relating thereto, contained in the grant recorded August 26, 1993 as document 93679435. (Affects Parcel 2)
8. Permanent Easement Agreement in favor of the Village of Schaumburg for the purpose of repair or replacement of bike path as shown in Exhibit A attached thereto recorded July 10, 2001 as document 0010607566, and the terms and provisions contained therein. (Affects Parcel 2)
9. Easement over the Easterly 10 feet of the land for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other land with gas service, together with right of access to said equipment, as created by grant to Northern Illinois Gas Company, Illinois Bell Telephone Company and Commonwealth Edison Company, and its successors and assigns, as shown on the Plat of Subdivision filed May 18, 1973 as document LR2692491.

(Affects Parcel 3)

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10. Easement , 20 feet in width, in, upon, under, over, and along the land to install and maintain all equipment necessary for the purpose of serving the land and other property with telephone and electrical service, together with right of access to said equipment, as created by grant to Commonwealth Edison Company and Illinois Bell Telephone Company, filed December 1, 1970 as document LR2532934.

(Affects the Easterly 10 feet of Parcel 3)

11. Easement over the Easterly 10 feet of the land for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other land with telephone and electrical service, together with right of access to said equipment, as created by grant to Illinois Bell Telephone Company and Commonwealth Edison Company, and their respective successors and assigns, as shown on the Plat of Subdivision, filed May 18, 1973 as document LR2692491. (Affects Parcel 3)

12. Rights of tenants, as tenants in possession, under unrecorded leases.

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