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Doc#: 1419616033 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/15/2014 12:51 PM Pg: 1 of 4

11
0061900-9

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 9th day of July, 2014, between **Birchwood 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").

PIN of Property: 09-29-402-034-0000

Common Address of Property: 1530 Birchwood Avenue, Des Plaines, 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:		1,223.25
ILLINOIS:		2,446.50
TOTAL:		3,669.75

09-29-402-034-0000 | 20140601605099 | 0-491-655-296

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REAL ESTATE TRANSFER TAX \$ 2.00 PER 1,000.00
NO. 55320
07 08 14
1530 BIRCHWOOD
CITY OF DES PLAINES

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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.

Birchwood 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: [Signature]
Name: Cary Goldman
Member

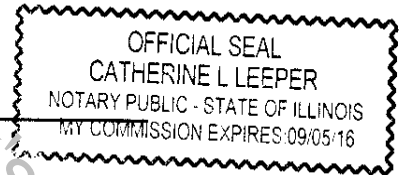
State of Illinois)
County of Cook) SS

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 Birchwood 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 11th day of July, 2014.

SEAL

[Signature]
Notary Public



This document was prepared by:
Scott L. David, Esq.
Much Shelist, P.C.
191 North Wacker Drive, Suite 1800
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

THAT PART OF LOT 9 LYING EAST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID LOT 184.10 FEET WEST OF THE SOUTHEAST CORNER THEREOF TO A POINT IN THE NORTH LINE OF SAID LOT, 190.73 FEET WEST OF THE NORTHEAST CORNER THEREOF; ALSO THAT PART OF LOT 8 LYING WEST OF THE EAST 108.596 FEET THEREOF, AS MEASURED ALONG THE NORTH LINE AND THE SOUTH LINE OF SAID LOT, (EXCEPTING FROM EACH OF SAID LOTS 8 AND 9 THE NORTH 50 FEET THEREOF AS MEASURED PERPENDICULARLY TO THE NORTH LINE OF SAID LOTS) ALL IN TOUHY-MANNHEIM INDUSTRIAL SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTH EAST QUARTER OF SECTION 29 ALL IN TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-29-402-034-0000

Common Address: 1530 Birchwood Avenue, Des Plaines, 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. Information and disclosures contained in Environmental Disclosure Document for Transfer of Real Property recorded May 21, 1990 as document 90234114.

Note: The foregoing is provided for informational purposes only, as the document appears of record and includes a description of the land or a part thereof.

5. A 25 foot building line along the North line of Lots 8 and 9 and a 50 foot building line along the Westerly line of Lot 9 and the Westerly 90 feet of the North 120.15 feet of Lot 9; the South 50 feet of Lots 8 and 9 in Touhy Mannheim Industrial Subdivision Unit No. 2 as shown on plat of said subdivision recorded February 28, 1961 as Document 18090977.
6. Rights of tenants, as tenants in possession, under unrecorded leases.
7. The following matters disclosed by an ALTA/ACSM survey made by Gremley & Biedermann on April 17, 2014, designated Job No. 2014-19138-001:

Rights of adjoining owners of the shared fence along the West line of the land.