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1/11-0061177



Doc#: 1419616035 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/15/2014 12:54 PM Pg: 1 of 6

Property of Cook County Clerks Office

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 9th day of July, 2014, between **Industrial 3650 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: 02-23-403-002-0000

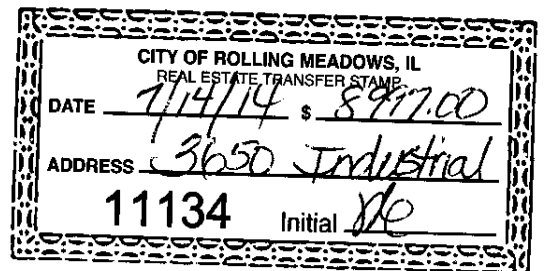
Common Address of Property: 3650 Industrial Drive, Rolling Meadows, Illinois

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 other

REAL ESTATE TRANSFER TAX		15-Jul-2014
	COUNTY:	1,499.50
	ILLINOIS:	2,999.00
	TOTAL:	4,498.50

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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. Terms, provisions and conditions contained in Lease by and between Sunrise Avenue, LP, Lessor, and TB&T Signs LLC, Lessee, dated October 7, 2002 as disclosed by a Memorandum of Lease Agreement recorded October 31, 2002 as document 0021204410, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

Assignment and Assumption of Leases and Permits made by TB&T, LLC, an Illinois limited liability company to Clear Channel Outdoor, Inc., a Delaware corporation, recorded October 31, 2002 as document 0021204412.

5. Easement in favor of American Telephone & Telegraph, its successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with right of access to said equipment, and the provisions relating thereto, contained in the grant recorded July 29, 1987 as document 87416808.

(affects 10 feet along the westerly line)

6. Easement in favor of American Telephone & Telegraph, its successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with right of access to said equipment, and the provisions relating thereto, contained in the grant recorded August 23, 1988 as document 88383617.

(affects 10 feet along the westerly line of Parcel 1 and Parcel 2)

7. 10 foot easement in favor of Commonwealth Edison Company, its successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with right of access to said equipment, and the provisions relating thereto, contained in the grant recorded June 12, 1997 as document 97421622.

8. Easement in favor of Northern Illinois Gas Company, its successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with right of access to said equipment, and the provisions relating thereto, contained in the grant recorded August 8, 1997 as document 97577738.

(Affects Parcel 2)

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9. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, 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 right of access to said equipment, and the provisions relating thereto, contained in the grant recorded October 16, 1969 as document 20987704.

(affects a 10 foot strip along the westerly line of the land)

10. Covenants, conditions and restrictions and reservations contained in document 17041070 relating to use of the land and to the character, construction, location, use, height, and area of buildings to be erected; to parking facilities; to prohibition of signs; to the location of fences, hedges, etc.; to creation of easements; landscaping; the approval of building plans and that Northwestern Industrial Park Inc. is given general supervision, administration and enforcement of said covenants.

Amended by instrument recorded October 17, 2002 as document 0021136305.

Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of conditions.

11. Terms, conditions and provisions of the document creating the easement described in Schedule A recorded as document 24785935, together with the rights of the adjoining owners in and to the concurrent use of said easement.
12. Rights of the public, the State of Illinois and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.
- (affects Parcel 2)
13. Rights of tenants, as tenants in possession, under unrecorded leases.
14. The following matters disclosed by an ALTA/ACSM survey made by Gremley & Biedermann on April 22, 2014, designated Job No. 201-191139-001:

Encroachment of fence along the Northwest and East lines of the land.

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE NORTHWARD ALONG THE EAST LINE OF SAID SECTION 23, NORTH 00 DEGREES 10 MINUTES 05 SECONDS EAST, A DISTANCE OF 61.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 30 MINUTES 27 SECONDS WEST, A DISTANCE OF 563.82 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF ILLINOIS ROUTE 53; THENCE NORTHEASTERLY ALONG THE SAID SOUTHEASTERLY LINE, BEING A CURVED LINE CONVEXED TO THE NORTHWEST, OF 5862.50 FEET IN RADIUS HAVING A CHORD LENGTH OF 852.91 FEET ON A BEARING OF NORTH 41 DEGREES 26 MINUTES 40 SECONDS EAST, FOR AN ARC LENGTH OF 853.67 FEET TO A POINT ON THE SAID EAST LINE OF SECTION 23; THENCE SOUTH ALONG THE SAID EAST LINE, SOUTH 00 DEGREES 10 MINUTES 05 SECONDS WEST, A DISTANCE OF 605.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE PERPETUAL ROADWAY EASEMENT, AS CREATED BY ROADWAY EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 24785935, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26, 2511.21 FEET NORTH OF THE SOUTHWEST CORNER OF SAID EAST 1/4, SAID POINT BEING THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE SOUTHEASTERLY LINE OF ILLINOIS ROUTE NO. 53; THENCE NORTH 45 DEGREES 52 MINUTES 23 SECONDS EAST, A DISTANCE OF 127.61 FEET; THENCE EAST ALONG A LINE 37 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26 TO THE EAST LINE OF SAID SECTION 26; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID SECTION 26, THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 26, 577.73 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE WITH THE SOUTHEASTERLY LINE OF ILLINOIS ROUTE NO. 53; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF ILLINOIS ROUTE NO. 53 TO THE POINT OF BEGINNING, AND THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 23, 577.73 FEET TO THE SOUTHEASTERLY LINE OF ILLINOIS ROUTE NO. 53; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5862.50 FEET, SAID CURVE BEING THE SOUTHEASTERLY LINE OF ILLINOIS ROUTE NO. 53, A DISTANCE OF 23.00 FEET; THENCE NORTHEASTERLY TO A POINT IN THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23, SAID POINT BEING 61.41 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH ALONG SAID EAST LINE, 61.41 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 02-23-403-002-0000

Common Address: 3650 Industrial Drive, Rolling Meadows, Illinois