# 1/ 11-00611111

# **UNOFFICIAL COPY**



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

## **SPECIAL WARRANTY DEED**

THIS INDENTURE is made as of the M day of July 2014, between Industrial 3650 SRG LLC, in 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 GRANTO, 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, Roiling 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, ones 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

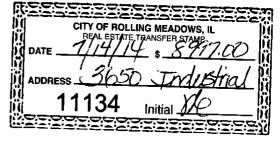
 REAL ESTATE TRANSFER TAX
 15-Jul-2014

 COUNTY:
 1.499.50

 ILLINOIS:
 2.999.00

 TOTAL:
 4,498.50

 02-23-403-002-0000
 20140601607231
 1-667-108-992



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## **UNOFFICIAL COPY**

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

Industrial 3650 SRG LLC, an Illinois limited liability company

By:	Sitex Fund V, LP, a Delaware limited partnershi	nip
	Sole Member	•

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

Name: ary odman

Title: member

State of Illinois

County of Cook

Given under my hand and notarial seal this Whay 1 July 2014.

**SEAL** 

Notary Public

CAT TEPINE 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. 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 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 Jocument 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 Leaces and Permits made by TB&T, LLC, an Illinois limited liability company to Clear Channel Outdoor, luc., a Delaware corporation, recorded October 31, 2002 as document 0021204412.
- 5. Easement in favor of American Telephone & Telepraph, 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 succervision, 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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# PLAT ACT AFFIDAVIT Rolling Meadows Property

STATE OF ILLINOIS )
(SECOUNTY OF COOK )

Maribeth Robinson of Much Shelist, P.C., being duly sworn on oath, states that she offices at 191 North Wacker Drive, St. 1800, Chicago, Illinois 60606. That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

Section A) Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.

OR

Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:

- 1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
- 2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of acces:
- 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
- 4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
- 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access:
- 6. 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;
- 7. Conveyances made to correct descriptions in prior conveyances;
- 8. The sale or exchange of parcels or tracts of land following the division two no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
- 9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configurations of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
- 10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

## CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.

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

Maribeth Robinson

SUBSCRIBED AND SWORN to before me

this 9 day of July 2014.

NŎTARY PUBLIC

OFFICIAL SEAL
CATHERINE L LEEPER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06 C3 18

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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 I ENGTH 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 NORTH EAST 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 POUTE 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 2000 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