



(3) 8964730  
201437044 *relected*

Doc#: 1430435017 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/31/2014 10:36 AM Pg: 1 of 5

This Instrument Was Prepared by

Valerie Haugh  
Haugh & Associates  
525 Dee Lane, Suite 200  
Roselle, IL 60172

After recording return to:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 2nd day of October, 2014 by CJF2 LLC, a Delaware limited liability company ("Grantor"), to and in favor of 5990 Touhy LLC, an Illinois limited liability company whose address is 1 W. Dundee, Suite 200, Buffalo Grove, IL 60089 (the "Grantee"),

THIS Deed is given pursuant to that certain Agreement dated June 25, 2014 by and between Grantor, as seller and Grantee, as purchaser (as amended, the "Agreement").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO DOLLARS and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and by this reference made a part hereof, together with any improvements located thereon and all rights, privileges and easements appurtenant to Grantor's interest in the foregoing land and the improvements, if any, including, without limitation, all of Grantor's right, title and interest, if any, in and to all mineral and water rights and all easements, licenses, covenants and other rights-of-way or other appurtenances used in connection with the beneficial use or enjoyment of such land and improvements (collectively the "Premises");

TO HAVE AND TO HOLD the said Premises as above described, unto the Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with 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 that the said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the matters set forth in Exhibit B attached hereto and made a part hereof and further subject to the limitations and provisions set forth in Article VII of the Agreement. Grantor makes no representations and warranties under this Deed except those specifically set forth in Article VII of the Agreement, subject to the limitations and provisions set forth in Article VII of the Agreement.

S Y  
P S  
S H  
SCY Y  
MNT H

BOX 333-CD

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

CJF2 LLC, a Delaware limited liability company

By: Mirvac Chicago Industrial LLC, a Delaware limited liability company, its designated manager

By: Nicholas Blake  
Name: Nicholas Blake  
Title: Vice President

STATE OF ILLINOIS )

COUNTY OF DuPage )

I, Valerie Haugh, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nicholas Blake as Vice President of Mirvac Chicago Industrial LLC, as Designated Manager of CJF2 LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President of said limited liability company, 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 the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14 day of October, 2014.

\_\_\_\_\_  
Notary Public



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THE WESTERLY LINE OF SAID LEHIGH AVENUE, SAID POINT BEING THE TERMINATION OF SAID CENTER LINE OF SAID 24 FOOT STRIP OF LAND AND SAID POINT BEING NORTH 22 DEGREES 07 MINUTES 30 SECONDS WEST 68.33 FEET FROM THE POINT OF INTERSECTION OF SAID WESTERLY LINE OF LEHIGH AVENUE WITH THE EAST LINE OF SAID LOT 13 (EXCEPT THAT PART FALLING IN PARCEL 1) IN COOK COUNTY, ILLINOIS.

5990 West Touhy, Niles, Illinois  
60714

*also known as 7400 N. Lehigh Ave  
Niles 60714*

PIN: 10-29-402-032-0000

REAL ESTATE TRANSFER TAX 03-Oct-2014



COUNTY:	4,512.50
ILLINOIS:	9,025.00
TOTAL:	13,537.50

10-29-402-032-0000 | 20140901628108 | 0-771-001-472

VILLAGE OF NILES  
 REAL ESTATE TRANSFER TAX  
 5990 Touhy Ave  
 21497 \$27,075.00

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**EXHIBIT "A" TO DEEDLEGAL DESCRIPTION

## PARCEL 1

LOT 12 (EXCEPT THAT PART LYING EASTERLY OF THE WESTERLY LINE OF LEHIGH AVENUE, BEING A LINE 60 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, SAINT PAUL AND PACIFIC RAILROAD) AND LOT 13 (EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF THE SOUTH 340 FEET THEREOF AND EAST OF A LINE 35 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 13) ALL IN CHARLES MC DONNELL'S SUBDIVISION OF THE SOUTH EAST 1/4 OF FRACTIONAL SECTION 29, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO EXCEPT THAT PART OF SAID LOTS 12 AND 13 BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 13 WHICH IS 340 FEET NORTH OF THE SOUTH EAST CORNER OF SAID LOT 13; THENCE RUNNING SOUTH 89 DEGREES 11 MINUTES 45 SECONDS WEST ON THE NORTH LINE OF SAID SOUTH 340 FEET OF LOT 13 A DISTANCE OF 254.65 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 13, A DISTANCE OF 499.37 FEET; THENCE SOUTH 90 DEGREES EAST 228.89 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID LEHIGH AVENUE; THENCE SOUTH 22 DEGREES 07 MINUTES 30 SECONDS EAST ON SAID WESTERLY LINE 68.33 FEET TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 13; THENCE SOUTH ON SAID EAST LINE 432.50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 2

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION DATED MAY 30, 1978 AND RECORDED JUNE 7, 1978 AS DOCUMENT NUMBER 24480801, AND AS CREATED BY DEED FROM THOMAS INTERNATIONAL CORPORATION TO THOMAS SCHROEDER DATED JUNE 9, 1978 AND RECORDED JUNE 12, 1978 AS DOCUMENT NUMBER 24486750, FOR INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND 24 FEET IN WIDTH LYING 12 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE AND SAID STRIP OF LAND BEING A PART OF LOT 12 (EXCEPT THAT PART THEREOF LYING EASTERLY OF THE WESTERLY LINE OF LEHIGH AVENUE, BEING A LINE 60 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) AND THAT PART OF LOT 13 (EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF THE SOUTH 340 FEET THEREOF AND EAST OF A LINE 35 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 13) ALL IN CHARLES MC DONNELL'S SUBDIVISION OF THE SOUTH EAST 1/4 OF FRACTIONAL SECTION 29, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 13 WHICH IS 340 FEET NORTH OF THE SOUTH EAST CORNER OF SAID LOT 13; THENCE RUNNING SOUTH 89 DEGREES 11 MINUTES 45 SECONDS WEST ON THE NORTH LINE OF SAID SOUTH 340 FEET OF LOT 13 A DISTANCE OF 254.65 FEET TO A POINT OF BEGINNING OF THE CENTER LINE OF SAID 24 FOOT STRIP OF LAND, TO WIT: THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 13 A DISTANCE OF 499.37 FEET; THENCE SOUTH 90 DEGREES EAST 228.89 FEET TO A POINT OF INTERSECTION WITH

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## EXHIBIT "B" TO DEED

### PERMITTED EXCEPTIONS

1. Taxes not yet due and payable.
2. Matters created on or behalf of Grantee.
3. The Leases.
4. EASEMENT OVER AND ACROSS THE SOUTH 20 FEET OF THE NORTH 364 FEET OF THAT PART OF LOT 12 LYING WEST OF THE CHICAGO, MILWAUKEE AND ST. PAUL AND PACIFIC RAILWAY (EXCEPT THE WEST 360 FEET) AS CONTAINED IN GRANT FROM CHRISTINA M. STRUCK AND HENRY H. GEVERT TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS AND THE ILLINOIS BELL TELEPHONE COMPANY, DATED JULY 7, 1950 AND RECORDED JULY 14, 1950 AS DOCUMENT 14850559, SAID EASEMENT IS FOR THE PURPOSE OF CONSTRUCTING, ETC. POLES AND OTHER EQUIPMENT TO BE USED FOR HEAT, LIGHT, POWER, TELEPHONE AND OTHER PURPOSES, AS SHOWN ON SURVEY BY JLH LAND SURVEYING INC., DATED DECEMBER 26, 2010 NUMBER 201001776.003
5. EASEMENT CREATED BY GRANT FROM MODERN WOODMEN OF AMERICA, A CORPORATION OF ILLINOIS TO THE VILLAGE OF NILES, A MUNICIPAL CORPORATION DATED SEPTEMBER 24, 1956 AND RECORDED OCTOBER 10, 1956 AS DOCUMENT 16723577 OF A RIGHT OF WAY TO CONSTRUCT, TEST, MAINTAIN, INSPECT, OPERATE, REPLACE, CHANGE OR REMOVE A SEWER FOR SAID GRANTEE, AND SUCH VALVES, FITTINGS AND OTHER EQUIPMENT AND APPURTENANCES AS MAY BE NECESSARY OR CONVENIENT FOR SUCH OPERATION, ALONG, UNDER AND THROUGH THE FOLLOWING DESCRIBED REAL ESTATE:  
  
BEING A STRIP OF LAND, 20 FEET IN WIDTH, LYING WESTERLY OF AND ADJOINING THE WESTERLY LINE OF LEHIGH AVENUE, BEING A LINE 60 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD OVER THE NORTH 475 FEET OF LOT 12 IN CHARLES MCDONNELL'S SUBDIVISION AFORESAID AND THE RIGHT TO GO OVER AND UPON SAID PREMISES AND DO AND PERFORM ANY AND ALL ACTS NECESSARY TO THE CARRYING INTO EFFECT THE PURPOSES FOR WHICH SAID GRANT IS MADE AS SHOWN ON SURVEY
6. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE NORTH 10 FEET OF THE SOUTH 350 FEET OF THE WEST 300 FEET OF LOT 13 AS SHOWN ON SURVEY OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT 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 RECORDED JANUARY 13, 1958 AS DOCUMENT 17107947 AS SHOWN ON THE SURVEY
7. EASEMENT FOR PUBLIC UTILITIES OVER THE SOUTH 10 FEET AS SHOWN ON SURVEY OF THE LAND AS SHOWN ON PLAT OF SAID SUBDIVISION AFORESAID RECORDED AS DOCUMENT 16626203 AS SHOWN ON THE SURVEY

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8. EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 12 FEET OF THE SOUTHERNMOST EAST LINE AND OVER THE SOUTH 12 FEET OF THE NORTHERNMOST SOUTH LINE OF PARCEL 1 AND THE TERMS AND CONDITIONS SET FORTH IN THE DECLARATION RECORDED JUNE 7, 1978 AS DOCUMENT 24480801, AS SHOWN ON SURVEY

9. EASEMENT IN FAVOR OF HARRIS TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 4, 2003 AND KNOWN AS TRUST NUMBER HTB 1276, AND ITS/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 THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE ACCESS EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 0408345018, AFFECTING THE FOLLOWING PORTION OF THE PROPERTY, AS SHOWN ON SURVEY:

THE WESTERLY 35 FEET OF THE SOUTHERLY 300 FEET OF THE FOLLOWING:  
LOT 12 (EXCEPT THAT PART LYING EASTERLY OF THE WESTERLY LINE OF LEHIGH AVENUE, BEING A LINE 60 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) AND LOT 13 (EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF THE SOUTH 340 FEET THEREOF AND EAST OF A LINE 35 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 13) ALL IN CHARLES MC DONNELL'S SUBDIVISION OF THE SOUTH EAST 1/4 OF FRACTIONAL SECTION 29, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO EXCEPT THAT PART OF SAID LOTS 12 AND 13 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 13 WHICH IS 340 FEET NORTH OF THE SOUTH EAST CORNER OF SAID LOT 13; THENCE RUNNING SOUTH 89 DEGREES 11 MINUTES 45 SECONDS WEST ON THE NORTH LINE OF SAID SOUTH 340 FEET OF LOT 13 A DISTANCE OF 254.65 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 13, A DISTANCE OF 499.37 FEET; THENCE SOUTH 90 DEGREES EAST 228.89 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID LEHIGH AVENUE; THENCE SOUTH 22 DEGREES 07 MINUTES 30 SECONDS EAST ON SAID WESTERLY LINE 68.33 FEET TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 13; THENCE SOUTH ON SAID EAST LINE 432.50 FEET TO THE PLACE OF BEGINNING AS SHOWN ON THE SURVEY