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Prepared by: *756344*
2/4

John V. Shivickas
Dentons US LLP
233 S. Wacker Drive, Suite 5900
Chicago, Illinois 60606



Doc#: 1525819197 Fee: \$86.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/15/2015 03:53 PM Pg: 1 of 11

After Recording Return to:

Regent O'Hare, L.L.C.
c/o Pearlmark
200 West Madison, Suite 3200
Chicago, IL 60606

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

THE STATE OF ILLINOIS) SS
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COOK) SS

THAT **D&K ELK GROVE INDUSTRIAL II, LLC**, a Delaware limited liability company, as to an undivided 69.20% tenant in common interest, and **DK ROLLING EXCHANGE, LLC**, a Delaware limited liability company, as to an undivided 30.80% tenant in common interest (collectively, "**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to it paid by **REGENT O'HARE, L.L.C.**, a Delaware limited liability company ("**Grantee**"), has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee the tract of land (the "**Land**") in Cook County, Illinois more fully described on **Exhibit A** hereto, together with all buildings, fixtures and other improvements situated on the Land (the "**Improvements**"), together with all rights of way, tenements, hereditaments, easements, interests, minerals and mineral rights, water and water rights, utility capacity and appurtenances, if any, in any way belonging or appertaining to the Land and the Improvements and all of Grantor's right, title and interest in and to all adjoining streets, alleys, roads, parking areas, curbs, curb cuts, sidewalks, landscaping, signage, sewers, public ways, and rights relating to the Land and the Improvements (collectively, the "**Property**").

This Special Warranty Deed is executed by Grantor and accepted by Grantee subject to validly existing and enforceable rights, interests and estates, if any do in fact exist, but only to the extent that the same do in fact exist, of third parties in connection with those items set out and listed in **Exhibit B** hereto (the "**Encumbrances**").

GRANTOR HAS EXECUTED AND DELIVERED THIS SPECIAL WARRANTY DEED AND HAS CONVEYED THE PROPERTY, AND GRANTEE HAS ACCEPTED THIS SPECIAL WARRANTY DEED AND HAS PURCHASED THE PROPERTY, "AS IS", "WHERE IS", AND "WITH ALL FAULTS" AND WITHOUT REPRESENTATIONS OR

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WARRANTIES WHATSOEVER, EXPRESS OF IMPLIED, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN AND THE REPRESENTATIONS AND WARRANTIES CONTAINED IN THE REAL ESTATE PURCHASE AND SALE AGREEMENT DATED JUNE 12, 2015 BETWEEN GRANTOR AND GRANTEE AND IN THE RECERTIFICATION OF REPRESENTATIONS AND WARRANTIES DELIVERED CONTEMPORANEOUSLY HERewith BY GRANTOR TO GRANTEE PURSUANT TO SUCH REAL ESTATE PURCHASE AND SALE AGREEMENT.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property, subject to the validly existing and enforceable rights, if any, of third parties in connection with the Encumbrances, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

[Remainder of page intentionally left blank; signatures follow]



REAL ESTATE TRANSFER TAX

11-Sep-2015



COUNTY:	14,937.50
ILLINOIS:	29,875.00
TOTAL:	44,812.50

08-26-300-026-0000 | 20150901624832 | 0-815-032-672

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Address of Grantee:

c/o Pearlmark Real Estate Partners, L.L.C.
200 West Madison, Suite 3200
Chicago, IL 60606

WITNESS THE EXECUTION HEREOF effective as of September 10, 2015.

GRANTOR:

D&K ELK GROVE INDUSTRIAL II, LLC,
a Delaware limited liability company

By: D&K Elk Grove Industrial Manager II, LLC,
a Delaware limited liability company, its Manager

By: Draper and Kramer Investments Corp.,
a Delaware corporation, its sole member

By: Todd A Bancroft
Name: Todd A. Bancroft
Title: Senior Vice President

By: DKIA Industrial Manager II, LLC,
a Delaware limited liability company, its Manager

By: D&K Insurance Agency, Inc.,
a Delaware corporation, its sole member

By: Todd A Bancroft
Name: Todd A. Bancroft
Title: Senior Vice President

[signatures continue on following page]

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DK ROLLING EXCHANGE, LLC,
a Delaware limited liability company

By: DK Rolling Associates Limited Partnership,
an Illinois limited partnership, its sole member

By: D&K Rolling, LLC, an Illinois limited liability
company, its Managing General Partner

By: Draper and Kramer Investments Corp.,
a Delaware corporation, its sole member

By: Todd A Bancroft
Name: Todd A. Bancroft
Title: Senior Vice President

By: DKIA Rolling, LLC, an Illinois limited liability
company, its General Partner

By: D&K Insurance Agency, Inc, a Delaware
corporation, its sole member

By: Todd A Bancroft
Name: Todd A. Bancroft
Title: Senior Vice President

[end of signatures; notary acknowledgements appear on following page]

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STATE OF ILLINOIS) SS
)
COUNTY OF COOK) SS

This instrument was acknowledged before me on 9/10, 2015, by Todd A. Bancroft of Draper and Kramer Investments Corp., the (i) sole member of the Manager of D&K Elk Grove Industrial II, LLC, and (ii) sole member of the Managing General Partner of the sole member of DK Rolling Exchange, LLC, as the act and deed of said corporation.

Veronica M. Gillis

Name:

Notary Public in and for
The State of Illinois



(Seal of Notary)

My commission expires: _____

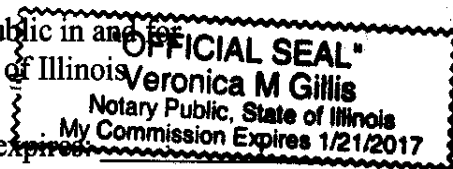
STATE OF ILLINOIS) SS
)
COUNTY OF COOK) SS

This instrument was acknowledged before me on 9/10, 2015, by Todd A. Bancroft of D&K Insurance Agency, Inc., the (i) sole member of the Manager of D&K Elk Grove Industrial II, LLC, and (ii) sole member of the General Partner of the sole member of DK Rolling Exchange, LLC, as the act and deed of said corporation.

Veronica M. Gillis

Name:

Notary Public in and for
The State of Illinois



(Seal of Notary)

My commission expires: _____

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Exhibit A to Special Warranty Deed

LEGAL DESCRIPTION

Parcel 1:

LOT 1 IN RBC TECH CENTER SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 821-591 Busse Road and 1810-1860 Jarvis Avenue, Elk Grove Village, IL
PIN: 08-26-300-025-0000

Parcel 2:

LOT 10 IN SDK SUBDIVISION NO. 2 OF PARTS OF LOTS 1 AND 2 IN EVERDING SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 873-895 Cambridge Drive, Elk Grove Village, IL
PIN: 08-26-300-016-0000

Parcel 3:

LOT 11 IN SDK SUBDIVISION NO. 2 OF PARTS OF LOTS 1 AND 2 IN EVERDING SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 870-898 Cambridge Drive, Elk Grove Village, IL
PIN: 08-26-300-017-0000

Parcel 4:

LOT 1 IN RBC TECH CENTER SUBDIVISION UNIT 2, A RESUBDIVISION OF LOT 2 IN EVERDING SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY TAKEN BY CONDEMNATION ORDER ENTERED IN CASE 02L50283: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AFORESAID; THENCE ON AN ASSUMED BEARING OF NORTH 01 DEGREES 11 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 25.00 FEET; THENCE SOUTH 46 DEGREES 17 MINUTES 46 SECONDS EAST, 35.29 FEET TO THE SOUTH LINE OF LOT 1 AFORESAID; THENCE SOUTH 88 DEGREES 36 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 1, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

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Address: 901-985 Busse Road, Elk Grove Village, IL
PIN: 08-26-300-027-0000

Parcel 5:

LOT 2 IN THE RESUBDIVISION OF LOTS 12 TO 16, BOTH INCLUSIVE, IN SDK SUBDIVISION NO. 2 OF PARTS OF LOTS 1 AND 2 IN EVERDING SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 1800 Landmeier Road, Elk Grove Village, IL
PIN: 08-26-300-024-0000

Parcel 6:

LOT 1 IN REGENT BUSINESS CENTER PARCEL F, BEING A RESUBDIVISION OF LOTS 1 THROUGH 9, BOTH INCLUSIVE, IN SDK SUBDIVISION NO. 2 OF PARTS OF LOTS 1 AND 2 IN EVERDING SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 26 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 1001-1051 Cambridge Drive, Elk Grove Village, IL
PIN: 08-26-300-028-0000

Parcel 7:

LOT 2 IN REGENT BUSINESS CENTER PARCEL F, BEING A RESUBDIVISION OF LOTS 1 THROUGH 9, BOTH INCLUSIVE, IN SDK SUBDIVISION NO. 2 OF PARTS OF LOTS 1 AND 2 IN EVERDING SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 26 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 901-951 Cambridge Drive, Elk Grove Village, IL
PIN: 08-26-300-029-0000

Parcel 8:

LOT 3 IN REGENT OFFICE CENTER-PHASE II, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 1500 Higgins Road, Elk Grove Village, IL
PIN: 08-22-403-015-0000

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Parcel 9:

EASEMENT FOR THE BENEFIT OF PARCEL 8 CREATED BY CROSS-EASEMENT AGREEMENT FOR INGRESS AND EGRESS RECORDED MAY 19, 1999 AS DOCUMENT 99485434 BETWEEN LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER TRUST NO. 51005 AND THE CHICAGO TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 1107118 OVER THE HIGGINS DRIVEWAY AND THE PORTION OF THE ACCESS DRIVE LOCATED ON THE CHICAGO PROPERTY AS DEPICTED ON EXHIBIT C.

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Exhibit B to Special Warranty Deed

Permitted Exceptions

1. General real estate taxes for the year 2015 and subsequent years which are not yet due and payable.

Permanent Index Numbers:
 08-26-300-026-0000 (Affects Parcel 1)
 08-26-300-016-0000 (Affects Parcel 2)
 08-26-300-017-0000 (Affects Parcel 3)
 08-26-300-027-0000 (Affects Parcel 4)
 08-26-300-024-0000 (Affects Parcel 5)
 08-26-300-028-0000 (Affects Parcel 6)
 08-26-300-029-0000 (Affects Parcel 7)
 08-22-403-015-0000 (Affects Parcel 8)
2. Easement in favor of Northern Illinois Gas company for the installation, maintenance, repair, relocation, removal and renewal of gas mains recorded April 23, 1987 as document 87215469.

 As amended by Partial Variation of Easement recorded February 16, 2001 as document 0010129355, and the terms and conditions thereof.
 (Affects Parcel 4)
3. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, and/or their successors in interest, for pole lines, conduits and maintenance purposes granted by document 27303527, recorded on October 27, 1984, and the terms and conditions thereof.
 (Affects Parcel 1)
4. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, and/or their successors in interest, for pole lines, conduits and maintenance purposes granted by document 87135967, recorded on March 12, 1987 and the terms and conditions thereof.
 (Affects Parcel 4)
5. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, and/or their successors in interest, for pole lines, conduits and maintenance purposes granted by document 26099934, recorded on December 31, 1981, and the terms and conditions thereof.
 (Affects Parcels 2 and 3)
6. Grant of Easement to the Village of Elk Grove Village for underground sewer and water lines recorded August 19, 1981 as document 25973217, and the terms and conditions thereof.
 (Affects Parcels 2)
7. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, and/or their successors in interest, for pole lines, conduits and maintenance purposes granted by document 26020680, recorded on October 06, 1981, and the terms and conditions thereof.
 (Affects Parcels 2 and 3)

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8. Public utilities, building lines and drainage easements as depicted on plat of Everding subdivision recorded February 8, 1979 as document number 24836982, as depicted on plat of resubdivision of lots 1 and 2 in Everding subdivision recorded August 22, 1980 as document number 25557357, and the terms and conditions thereof.
(Affects underlying land of Parcels 1 through 7)
9. Easement in favor of Commonwealth Edison Company and/or their successors in interest, for pole lines, conduits and maintenance purposes granted by document 90074175, recorded on February 14, 1990, and the terms and conditions thereof.
(Affects Parcel 8)
10. Grant of easement to Commonwealth Edison Company, Illinois Bell Telephone company, cable franchisees, if any, and Northern Illinois Gas Company as shown on plat of subdivision recorded May 3, 1989 as document 89199229.
(Affects Parcel 8)
11. Building line as shown on the plat of subdivision recorded as document 27294424.
(Affects the South and West 25 feet of Parcel 1)
12. Easement for underground public utilities, sewer, water & drainage and cable T.V as shown on the plat of subdivision recorded as document 27294424.
(Affects the South and West 25 feet and the East 10 feet of Parcel 1)
13. Easement for public utilities and drainage as shown on the plat of subdivision recorded as document 27294424.
(Affects the North 10 feet and part of the West 50 feet of Parcel 1)
14. Grant of Easement to Commonwealth Edison, Illinois Bell Telephone Company, Northern Illinois Gas Company as shown on the plat of subdivision recorded as document 27294424.
(Affects Parcel 1)
15. Building line as shown on the plat of subdivision recorded as document 25557358.
(Affects the East 25 feet of Parcel 2)
16. Easement for underground public utilities, sewer, water & drainage as shown on the plat of subdivision recorded as document 25557358.
(Affects the North and South 15 feet and the West 10 feet of the Parcel 2)
17. Easement for storm water and drainage as shown on the plat of subdivision recorded as document 25557358.
(Affects part of the South 25 feet of Parcel 2)
18. Easement for underground public utilities, sewer, water & drainage as shown on the plat of subdivision recorded as document 25557358.
(Affects the North 15 feet the South 25 feet and the East 10 feet of and the Westerly 20 to 25 feet of Parcel 3, see document for particulars)
19. Building line as shown on the plat of subdivision recorded as document 88418229.
(Affects the South and West 25 feet of Parcel 4)
20. Easement for underground public utilities, sewer, water & drainage and cable T.V as shown on the plat of subdivision recorded as document 88418229.
(Affects the North, Northeasterly and West 25 feet and the East 10 feet of Parcel 4)

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21. Building line as shown on the plat of subdivision recorded as document 26208216.
(Affects the South and East 25 feet of Parcel 5)
22. Easement for underground public utilities, sewer, water & drainage as shown on the plat of subdivision recorded as document 26208216.
(Affects the East 25 feet and the West 15 feet of Parcel 5)
23. Grant of Easement to Commonwealth Edison, Illinois Bell Telephone Company, Northern Illinois Gas Company as shown on the plat of subdivision recorded as document 87641796.
(Affects Parcels 6 and 7)
24. Easement for Cross Driveway Easement as shown on the plat of subdivision recorded as document 87641796.
(Affects the North 14 feet of Parcel 6)
25. Easement for Cross Driveway Easement as shown on the plat of subdivision recorded as document 87641796.
(Affects the South 14 feet of Parcel 7)
26. Building line as shown on the plat of subdivision recorded as document 87641796.
(Affects the North 10 feet, the Southerly and West 25 feet and the East 50 feet of Parcels 6 and 7)
27. Easement for underground public utilities, sewer, water & drainage as shown on the plat of subdivision recorded as document 87641796.
(Affects the Southerly, East and West 25 feet of Parcels 6 and 7)
28. Easements for underground public utilities, sewer, water, drainage and C.A.T.V. as shown on plat of subdivision recorded May 3, 1989 as document 89199229.
(Affects the Northerly and Westerly 25 feet and the Southerly and Easterly 15 feet of Parcel 8)
29. Building line as shown on plat of subdivision recorded May 3, 1989 as document 89199229.
(Affects the Northerly and Westerly 25 feet of Parcel 8)
30. Cross-Easement Agreement for ingress and egress recorded May 19, 1989 as document 99485434 between LaSalle Bank National Association as trustee under Trust No. 51005 and the Chicago Trust Company as trustee under Trust No. 1107118, and the terms and conditions thereof, together with the right of the adjoining owners in and to the concurrent use of said easement.
(Affects Parcels 8 and 9)
31. Rights of tenants in possession under unrecorded leases as tenants only without a right of first refusal or option to purchase, set forth on the rent roll separately provided by Grantor.