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**Instrument Prepared By
And After Recording, Please Return To:**

DLA Piper LLP (US)
33 Arch Street, 26th Floor
Boston, Massachusetts 02110-1447
Attention: John L. Sullivan

Send Subsequent Tax Bills To:

AEW CPT Acquisitions, LLC
c/o AEW Capital Management, L.P.
World Trade Center East, Two Seaport Lane
Boston, Massachusetts 02210
Attention: Wistar Wood



Doc#: 1529529029 Fee: \$50.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 10/22/2015 03:24 PM Pg: 1 of 7

Abc

SPECIAL WARRANTY DEED
(Illinois)

THIS SPECIAL WARRANTY DEED, made this 20th day of October, 2015, by **THE REALTY ASSOCIATES FUND VII L.P.**, a Delaware limited partnership ("Grantor"), whose address is c/o TA Realty, LLC, 28 State Street, 10th Floor, Boston, MA 02109 in favor of **CPT 250 NORTH MANNHEIM LLC**, a Delaware limited liability company ("Grantee"), whose address is c/o AEW Capital Management, L.P., World Trade Center East, Two Seaport Lane, Boston, Massachusetts 02210.

WITNESSETH:

WITNESSETH, THAT, Grantor, for an in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto Grantee all the real property, together with improvements, if any, situate, lying and being in the County of Cook, State of Illinois, legally described as follows (the "Property"):

See Exhibit A, attached hereto and incorporated herein by this reference.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the Property, and the hereditaments and appurtenances;

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56655

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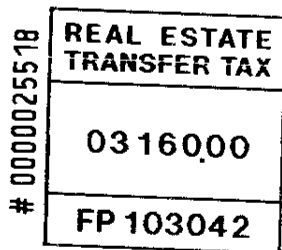
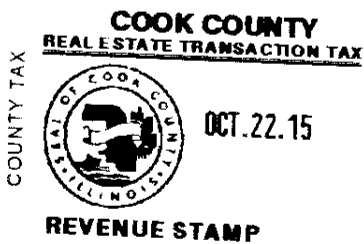
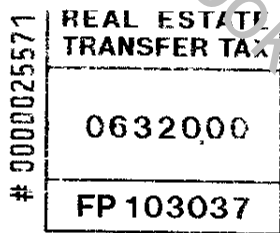
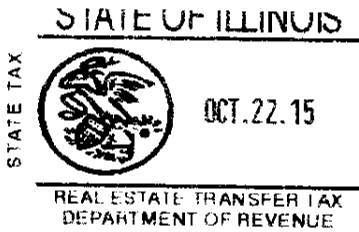
TO HAVE AND TO HOLD the Property with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof of interest therein, by, through or under the Grantor, subject to those matters set forth in Exhibit B, attached hereto and incorporated herein by this reference.

Permanent Real Estate Number(s): 15-17-201-029-0000

15-17-201-030-0000

Address of the Property: 250 N. Manheim Road, Hillside, Illinois

[SEE SIGNATURE ON THE FOLLOWING PAGE]



650 N. Mannheim
VILLAGE OF HILLSIDE

10 22 15

7,400.00

722164

15-17-201-030-0000

15-17-201-030-0000

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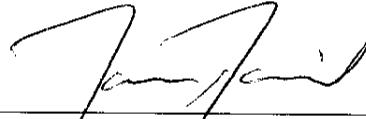
IN WITNESS WHEREOF, this Deed has been executed by Grantor to be effective as of the 20th day of October, 2015.

GRANTOR:


THE REALTY ASSOCIATES FUND VII, L.P.,
a Delaware limited partnership

By: Realty Associates Fund VII LLC,
a Massachusetts limited liability company,
general partner

By: TA Realty LLC,
a Massachusetts limited liability company,
Manager

By: 
Name: James P. Raisides
Title: Sr. Vice President

By: Realty Associates Fund VII Texas Corporation,
a Texas corporation,
general partner

By: 
Name: James P. Raisides
Title: Sr. Vice President

Property of Cook County Clerk's Office

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THE STATE OF MA §

COUNTY OF Suffolk §

On Sept 30, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared James Raisidos, a Sc.V.P. of TA Realty LLC, in its capacity as the manager of Realty Associates Fund VII LLC, in its capacity as general partner of THE REALTY ASSOCIATES FUND VII, L.P., a Delaware limited partnership, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



(SEAL)

DANIELLE CORRADINO
Notary Public
Commonwealth of Massachusetts
My Commission Expires May 13, 2022

Danielle Corradino

Notary Public in and for the said State

THE STATE OF MA §

COUNTY OF Suffolk §

On Sept 30, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared James Raisidos, a Sc.V.P. of Realty Associates Fund VII Texas Corporation, in its capacity as general partner of THE REALTY ASSOCIATES FUND VII, L.P., a Delaware limited partnership, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



(SEAL)

DANIELLE CORRADINO
Notary Public
Commonwealth of Massachusetts
My Commission Expires May 13, 2022

Danielle Corradino

Notary Public in and for the said State

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EXHIBIT A

PROPERTY

C. 250 MANHEIM ROAD, HILLSIDE, COOK COUNTY, ILLINOIS

PARCEL 1:

LOTS 1 AND 2 IN ADVENT REALTY RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN NARCO HILLSIDE CENTER FOR INDUSTRY, A SUBDIVISION OF PART OF THE NORTH 900.00 FEET (MEASURED AT RIGHT ANGLES) OF NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN THE SPECIAL WARRANTY DEED RECORDED AS DOCUMENT 20044050 AND FILED AS DOCUMENT LR1123918 FOR THE PURPOSE OF INGRESS AND EGRESS AND ALSO FOR THE PURPOSE OF INTRODUCING AND CONNECTING SEWERS, WATER MAINS AND PUBLIC UTILITIES OVER THE WEST 65.4 FEET OF THE EAST 98.4 FEET OF THE NORTH 900 FEET OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year of 2015 and subsequent years, a lien not yet due and payable and all general and special assessments.
2. Rights of tenants, as tenants only, pursuant to unrecorded leases.
3. RESERVATION OF THE RIGHT TO A STREET CROSSING AND RIGHT OF WAY TO "COVELL ROAD" N/K/A MANNHEIM ROAD AT OR NEAR THE CENTER OF SAID TRACT AS THEREIN DESCRIBED, AS CONTAINED IN THE QUIT-CLAIM FILED FOR RECORD JULY 18, 1913 AS DOCUMENT NO. LR32200.
(AFFECTS EASEMENT PARCEL 2)
4. GRANT OF EASEMENT FOR PUBLIC UTILITIES MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 44311 TO THE COMMONWEALTH EDISON COMPANY FOR CONSTRUCTING AND MAINTENANCE OF EQUIPMENT ON THE SOUTH 10.00 FEET AND THE WEST 5.00 FEET OF THE LAND SAID INSTRUMENT FILED FEBRUARY 22, 1973 AS LR2676505.
5. EASEMENT OVER THE WEST 10.00 FEET OF THE EAST 29.00 FEET OF LOT 1 OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RECORDED OCTOBER 12, 1979 AS LR3124121.
(AFFECTS LOT 1 OF PARCEL 1)
6. EASEMENT GRANTED JUNE 2, 1975 AND FILED JUNE 26, 1975 AS DOCUMENT LR2815323 BETWEEN LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 21, 1972 AND KNOWN AS TRUST NUMBER 44311 AND LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 10, 1971 AND KNOWN AS TRUST NUMBER 44192 OF A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE, REPAIR, MAINTENANCE OR REPLACEMENT OF A TRACK FOR RAILROAD PURPOSE.

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7. GRANT OF EASEMENT OVER PART OF THE LAND MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NO. 44311 DATED JANUARY 10, 1977 AND FILED SEPTEMBER 1, 1977 AS DOCUMENT LR2964155 OF A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE, REPAIR, MAINTENANCE OR REPLACEMENT OF A TRACK FOR RAILROAD PURPOSE.
8. ENCROACHMENT OF FENCE LOCATED MAINLY ON THE LAND ONTO PROPERTY SOUTH OF AND ADJOINING BY APPROXIMATELY .90 FEET AS SHOWN ON THE SURVEY PREPARED BY WEAVER CONSULTANTS GROUP DATED JULY 16, 2015, NO. 2681-323-09.
9. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2, CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
10. RIGHTS OF THE PUBLIC OR QUASI-PUBLIC UTILITIES, AS SHOWN ON SURVEY BY WEAVER CONSULTANTS GROUP DATED JULY 16, 2015, NO. 2681-323-09 DEPICTING THE FOLLOWING:
POWER POLES AND OVERHEAD WIRES AND CABLES
11. MATTERS AS DISCLOSED BY SURVEY PREPARED BY WEAVER CONSULTANTS GROUP DATED JULY 16, 2015, NO. 2681-323-09 AS FOLLOWS:

A. CONCRETE WALK AND HANDRAIL LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 6.65 FEET.

3.