

# UNOFFICIAL COPY



Doc#: 1529529031 Fee: \$50.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/22/2015 03:32 PM Pg: 1 of 7

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

DLA Piper LLP (US)  
33 Arch Street, 26<sup>th</sup> 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

Above Space for Recorder's Use Only

**SPECIAL WARRANTY DEED**

(Illinois)

THIS SPECIAL WARRANTY DEED, made this 20<sup>TH</sup> 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, 10<sup>th</sup> Floor, Boston, MA 02109 in favor of **CPT 700-800 ALBION, 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.

CCRD REVIEWER 

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;

VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX

27883

\$ 10,095.<sup>00</sup>

8978591

8978591

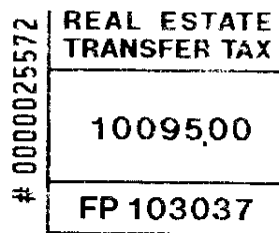
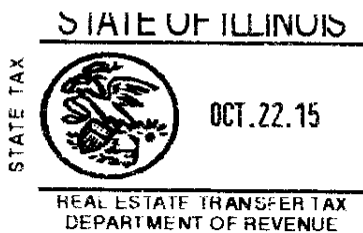
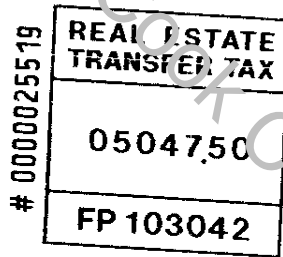
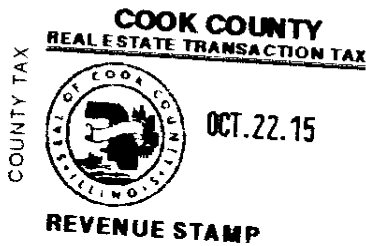
# UNOFFICIAL COPY

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): 07-33-402-009-0000 & 07-33-402-004-0000

Address of the Property: 700-800 Albion, Schaumburg, Illinois

[SEE SIGNATURE ON THE FOLLOWING PAGE]



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

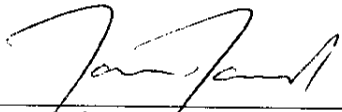
IN WITNESS WHEREOF, this Deed has been executed by Grantor to be effective as of the 20<sup>th</sup> day of October, 2015.

**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

# UNOFFICIAL COPY

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 Raisides, a Sr. 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

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 RAISIDES, a Sr. 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

Notary Public in and for the said State

# UNOFFICIAL COPY

## EXHIBIT A

### PROPERTY

**700 & 800 ALBION, SCHAUMBURG, COOK COUNTY, ILLINOIS**

#### PARCEL 1:

LOT 4 IN CENTEX SCHAUMBURG INDUSTRIAL PARK UNIT 98, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF LOT 4, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 0 DEGREES 30 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 324.13 FEET (324.09 FEET, RECORDED) TO THE POINT OF BEGINNING; THENCE SOUTH 46 DEGREES 11 MINUTES 00 SECONDS EAST, A DISTANCE OF 36.38 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 4; THENCE NORTHWESTERLY 40.75 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 46 DEGREES 11 MINUTES 00 SECONDS WEST, 36.38 FEET TO THE POINT OF BEGINNING

#### PARCEL 2:

LOT 16 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 155, BEING A RESUBDIVISION OF PART OF LOT 3 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK SOUTH HALF UNIT 97, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS SHOWN ON THE PLAT RECORDED SEPTEMBER 17, 1979 AS DOCUMENT NUMBER 25148963 AND REGISTERED AS DOCUMENT NUMBER T-3119116

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Real estate taxes for the year 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. Easement over the north 15.00 feet, the south 25.00 feet and the west 25.00 feet of the land for public utilities and drainage purposes as shown on aforesaid plat of subdivision recorded as Document 22583756 and filed as LR2733827 and shown on the survey prepared by Weaver Consultants Group dated July 9, 2015, file 2681-322-09.
4. Easement over the south 25.00 feet and the west 25.00 feet of the land for sewer and water purposes as shown on aforesaid plat of subdivision recorded as Document 22583756 and filed as LR2733827 and shown on the survey prepared by Weaver Consultants Group dated July 9, 2015, file 2681-322-09.
5. Easement in favor of Northern Illinois Gas Company and its successors and assigns, to install, maintain, relocate, renew and remove gas mains and appurtenances set forth in the plat recorded as Document no. 22583756 and filed as LR2733827, affecting the north 15.00 feet and south 25.00 feet and west 25.00 feet of the land and shown on the survey prepared by Weaver Consultants Group dated July 9, 2015, file 2681-322-09.
6. Easement in favor of the Commonwealth Edison Company and the Illinois Bell Telephone Company and its-their respective successors and assigns, to install, lay, construct, renew, operate and maintain equipment necessary for the purpose of serving the land and other property with telephone and electric service, together with the right of access to said equipment set forth in the plat recorded as Document no. 22583756 and filed as LR2733827, affecting the north 15.00 feet and south 25.00 feet and west 25.00 feet of the land and shown on the survey prepared by Weaver Consultants Group dated July 9, 2015, file 2681-322-09.
7. Rights of way for railroad switch and spur tracks, as disclosed by the survey prepared by Weaver Consultants Group dated July 9, 2015, file 2681-322-09.
8. Building line over the south 25.00 feet and west 25.00 feet of the land shown on the Plat of Subdivision recorded as Document 22583756 and filed as LR2733827.
9. THE FOLLOWING MATTERS AS SHOWN ON PLAT OF CENTEX SCHAMBURG INDUSTRIAL PARK UNIT 155 RECORDED SEPTEMBER 17, 1979 AS DOCUMENT 25148963 AND REGISTERED AS DOCUMENT LR 3119116:

# UNOFFICIAL COPY

- (A) 25 FOOT BUILDING LINE ALONG THE SOUTH LINE OF THE PROPERTY
- (B) 25 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, SEWER, WATER AND DRAINAGE ALONG THE SOUTH PROPERTY LINE
- (C) 15 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE ALONG THE NORTH PROPERTY LINE

3.

Property of Cook County Clerk's Office