

# UNOFFICIAL COPY

**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



Doc#: 1529529034 Fee: \$52.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/22/2015 03:45 PM Pg: 1 of 8

Abo . . . . . y

**SPECIAL WARRANTY DEED**  
**(Illinois)**

THIS SPECIAL WARRANTY DEED, made this 20<sup>th</sup> day of October, 2015, by **THE REALTY ASSOCIATES FUND VIII 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 3501 MOUNT PROSPECT, 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, MA 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;

REAL ESTATE TRANSFER TAX

23-Oct-2015



COUNTY: 9,250.00  
ILLINOIS: 18,500.00  
TOTAL: 27,750.00



This stamp processed pursuant to Section 7-101 of the Franklin Park Village Code governing review of documents

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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): 12-19-300-007-0000

Address of the Property: 3501 Mount Prospect Road, Franklin Park, Illinois

[SEE SIGNATURE ON THE FOLLOWING PAGE]

Property of Cook County Clerk's Office

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

**GRANTOR:**


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

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

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

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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 Raisides, a S.V.P. of TA Realty LLC, in its capacity as the manager of Realty Associates Fund VIII LLC, in its capacity as general partner of THE REALTY ASSOCIATES FUND VIII, 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 Raisides, a S.V.P. of Realty Associates Fund VIII Texas Corporation, in its capacity as general partner of THE REALTY ASSOCIATES FUND VIII, 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

THE NORTH 445 FEET (EXCEPT THE EAST 200 FEET THEREOF AND EXCEPT THE WEST 33 FEET THEREOF) OF THE SOUTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 19, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 12-19-300-007-0000

Commonly Known As: 3501 Mt. Prospect Road, Franklin Park, Illinois

Property of Cook County Clerk's Office

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## 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. GRANT OF EASEMENT DATED OCTOBER 10, 1969 AND RECORDED OCTOBER 16, 1969 AS DOCUMENT 20987306 MADE BY NORTH PIER TERMINAL CO., TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY OVER THE SOUTH 5 FEET OF THE LAND.
4. RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS AS DISCLOSED BY THE SURVEY PREPARED BY WEAVER CONSULTANTS GROUP DATED JULY 15, 2015, FILE 2681-321-09.
5. THE FOLLOWING MATTERS AS SHOWN ON THE SURVEY PREPARED BY WEAVER CONSULTANTS GROUP DATED JULY 15, 2015, FILE NO. 2618-321-09:  
  
2 POWER POLES LOCATED IN THE NORTHWEST CORNER;

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STATE OF ILLINOIS            )  
   ) SS  
 COUNTY OF COOK             )

## PLAT ACT AFFIDAVIT

The undersigned, being duly sworn on oath, states that THE REALTY ASSOCIATES FUND VIII, L.P., a Delaware limited partnership, principal place of business is 28 State Street, 10<sup>th</sup> Floor, Boston, Massachusetts 02019 and that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons: (CIRCLE NUMBER BELOW WHICH IS APPLICABLE TO ATTACHED DEED)

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements or 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 access.
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 into 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 a registered 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 configuration 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 sale or exchange is of an entire tract of land not being part of a larger tract of land.

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

Date: October 20, 2015

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

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

By: TA Realty LLC,  
a Massachusetts limited liability company,  
its manager

By: [Signature]  
Name: James P. Raisides  
Title: Sr. Vice President

COMMONWEALTH OF MASSACHUSETTS §  
§  
COUNTY OF SUFFOLK §

This instrument was acknowledged before me on this 30 day of September, 2015 by James Raisides, Sr. V.P. of TA Realty LLC, a Massachusetts limited liability company, in its capacity as manager of Realty Associates Fund VIII, LLC, a Massachusetts limited liability company, in its capacity as general partner of The Realty Associates Fund VIII, L.P., a Delaware limited partnership, on behalf of such partnership.

My Commission Expires:  
5-13-22

[Signature]  
Notary Public in and for the aforesaid State



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

Printed Name of Notary:  
Danielle Corradino