

# UNOFFICIAL COPY

First Am. can TR. Ord. r. # NCS753543-6 1 all AP

## SPECIAL WARRANTY DEED

This instrument was prepared by:

Alex B. Roitman  
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200 West Madison Street, Suite 3900  
Chicago, IL 60606

Send subsequent tax bills to:

HC Chicago Industrial Owner, LLC  
c/o Hackman Capital Partners, LLC  
11111 Santa Monica Blvd, Suite 1100  
Los Angeles, California 90025



Doc#: 1534819065 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/14/2015 03:44 PM Pg: 1 of 5

Above Space for Recorder's Use Only

**FIRST INDUSTRIAL, L.P.**, a Delaware limited partnership ("**Grantor**"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged,

HEREBY CONVEYS to **HC CHICAGO INDUSTRIAL OWNER, LLC**, a Delaware limited liability company ("**Grantee**"), the following described real property situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof for legal description,

Subject to those exceptions set forth on Exhibit B attached hereto and made a part hereof.

Property Address: 1010-1050 Sesame Street, Bensenville, Illinois

PIN: 12-19-100-089-0000

Together with all buildings and improvements located thereon, and all hereditaments and appurtenances thereunto 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 or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances.

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TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto 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: See Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has executed the foregoing instrument on this 9th day of December, 2015.

FIRST INDUSTRIAL, L.P., a Delaware limited partnership

By: First Industrial Realty Trust, Inc., a Maryland corporation, its general partner

By: Mary Covaci  
Mary Covaci, Authorized Signatory

REAL ESTATE TRANSFER TAX		1-Dec-2015
	COUNTY:	3,500.00
	ILLINOIS:	7,000.00
	TOTAL:	10,500.00
12-19-100-089-0000   20151201649307		1-836-164-160

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STATE OF ILLINOIS        )  
  )SS:  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County of Cook, DO HEREBY CERTIFY, THAT Mary Covaci, personally known to me to be the Authorized Signatory of First Industrial Realty Trust, Inc., a Maryland corporation, sole general partner of First Industrial, L.P., a Delaware limited partnership, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such duly appointed Authorized Signatory, she signed and delivered the said instrument pursuant to her authority as her free and voluntary act on behalf of the limited partnership.

Given under my hand and official seal this 8<sup>th</sup> day of December, 2015.

Jessica Buchman



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## EXHIBIT A LEGAL DESCRIPTIONS

1010-1050 Sesame Street, Bensenville, IL:

**Parcel 1:**

Lot 1 in Hawthorne Center for Industry, being a subdivision of part of the Northwest Fractional Quarter of Section 19, Township 40 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded April 11, 1974 as Document Number 22682660, in Cook County, Illinois.

**Parcel 2:**

Non-exclusive Easements for the benefit of Parcel 1, as created by Maintenance Agreement and Grant of Easement dated December 21, 1978 recorded December 26, 1978 as Document Number 24778114, over, across and upon Lot 5 in Hawthorn Center for Industry, being a subdivision of part of the Northwest Quarter of Section 19, Township 40 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded April 11, 1974 as Document Number 22682660, all in Cook County, Illinois.

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## **EXHIBIT B** **PERMITTED EXCEPTIONS**

### **1010-1050 Sesame Street, Bensenville, IL:**

1. All general and special real property taxes and assessments that are not delinquent, including supplemental taxes assessed as a result of this conveyance.
2. All other covenants, conditions and restrictions and other encumbrances, easements, limitations, reservations, rights, charges, equitable servitudes and other matters of record that were recorded prior to the recordation of this Special Warranty Deed in the Office of the Cook County Recorder.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.