

# UNOFFICIAL COPY

**THIS INSTRUMENT WAS PREPARED BY:**

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**SEND SUESEQUENT TAX BILLS TO:**

Extra Space Properties Two LLC  
c/o PTA - EX #1630  
PO Box 320099  
Alexandria, VA 22320



Doc#: **1605734048** Fee: **\$44.00**  
RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/26/2016 01:15 PM Pg: 1 of 4

## **SPECIAL WARRANTY DEED ILLINOIS**

**THIS SPECIAL WARRANTY DEED** is made as of the \_\_\_\_ day of February, 2016 by EDGEWATER STORAGE, LLC, a Delaware limited liability company, whose address is 500 Skokie Boulevard, Suite 600, Northbrook, Illinois 60062 ("**Grantor**"), to and in favor of EXTRA SPACE PROPERTIES TWO LLC, a Delaware limited liability company, whose address is 2795 East Cottonwood Parkway, Suite 400, Salt Lake City, Utah 84121 ("**Grantee**").

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all of Grantor's right, title and interest, including any hereinafter acquired title, in and to the real estate and the improvements located on and appurtenances attached thereto, situated in the County of Cook and State of Illinois legally described on **Exhibit A** attached hereto and by this reference made a part hereof 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 the Grantor, either in law or equity, of, in and to the above described premises, with all and singular the hereditaments and appurtenances;

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the 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 the matters, covenants, restrictions and notices set forth in **Exhibit B** attached hereto and by this reference made a part hereof.

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## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1:

LOTS 1, 2, 3 AND 4 IN BLOCK 4 IN HIGHRIDGE, BEING A SUBDIVISION IN THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL THAT PART OF THE NORTH/SOUTH 16-FOOT VACATED ALLEY, LYING WEST OF THE WEST LINE OF LOTS 1 TO 4, BOTH INCLUSIVE; LYING EAST OF THE EAST LINE OF LOTS 5 TO 8, BOTH INCLUSIVE; LYING SOUTH OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 1 TO THE NORTHEAST CORNER OF LOT 8; AND LYING NORTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 4 TO THE SOUTHEAST CORNER OF LOT 5, ALL IN BLOCK 4 IN "HIGHRIDGE" BEING A SUBDIVISION IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 225.0 FEET OF LOT 'B' IN HIGHRIDGE, BEING A SUBDIVISION IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 1809-1835 West Devon Avenue and 6301 North Ravenswood Avenue  
Chicago, Illinois

PINs: 14-06-201-014-0000 and 14-06-201-015-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. TAXES FOR THE 2<sup>ND</sup> INSTALLMENT 2015 AND SUBSEQUENT YEARS.
2. GRANT OF EASEMENT RECORDED OCTOBER 17, 1990 AS DOCUMENT 90509266 MADE BY S AND C ELECTRIC COMPANY, A DELAWARE CORPORATION TO THE COMMONWEALTH EDISON COMPANY, A CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS GRANTING A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, RELOCATE, REPLACE, RENEW AND REMOVE POLES, CROSSARMS, WIRES, CABLES, CONDUIT AND OTHER OVERHEAD OR UNDERGROUND EQUIPMENT, OR BOTH, FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY IN, UNDER, OVER, ACROSS AND ALONG THE LAND AND ALSO WITH THE RIGHT OF INGRESS AND EGRESS FROM SAID LAND AT ALL TIMES FOR ANY AND ALL SUCH PURPOSES.
3. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEY FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES.
4. PERMANENT EASEMENT IN FAVOR OF COMMUNICATIONS AND CABLE OF CHICAGO, INC., DOING BUSINESS AS TCI, AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED MAY 24, 1999 AS DOCUMENT 99497196, AFFECTING A 14 BY 14 FOOT AREA OF THE LAND AS DELINEATED AND DESCRIBED IN EXHIBIT 'A'.
5. CONDITIONS CONTAINED IN DEED FROM CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, A DELAWARE CORPORATION, TO S&C ELECTRIC COMPANY, A DELAWARE CORPORATION, DATED SEPTEMBER 18, 1989 AND RECORDED OCTOBER 25, 1989 AS DOCUMENT 89506790 THAT GRANTEE, FOR ITSELF AND ITS HEIRS, SUCCESSORS, TRANSFEREES AND ASSIGNS WILL NOT ALTER (GRADE) THE SURFACE OF THE LAND IN ANY MANNER THAT WILL ADVERSELY AFFECT THE INTEGRITY OF THE EMBANKMENT SUPPORTING THE GRANTOR'S TRACKS OR ADJOINING RIGHT-OF-WAY NOR THE EXISTING DRAINAGE CONDITIONS AND WILL FURTHER COMPLY AT NO COST TO GRANTOR WITH ANY AND ALL GOVERNMENTAL REQUIREMENTS RELATING TO LAND DIVISION OR USE.
6. RESERVATION CONTAINED IN DEED FROM CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, A DELAWARE CORPORATION, TO S&C ELECTRIC COMPANY, A DELAWARE CORPORATION, DATED SEPTEMBER 18, 1989 AND RECORDED OCTOBER 25, 1989 AS DOCUMENT 89506790 OF THE RIGHT TO CONTINUE TO PROTECT, MAINTAIN, OPERATE AND USE ANY AND ALL EXISTING DRAINAGE, DRIVEWAYS, CONDUITS, SEWERS, WATER MAINS, GAS LINES, ELECTRIC POWER LINES, COMMUNICATION LINES, WIRES AND OTHER UTILITIES, AND EASEMENTS OF ANY KIND WHATSOEVER ON THE LAND, INCLUDING THE REPAIR, RECONSTRUCTION AND REPLACEMENT THEREOF.
7. TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED JUNE 2, 2005 AS DOCUMENT 0515345080.