


UNOFFICIAL COPY

1/1
408459

This instrument prepared by:
Gould Law Office P.C.
33 W. Monroe Street, Suite 1400
Chicago, IL 60603

Return after recording and mail
subsequent tax bills to:
PPF Industrial 2475 Touhy Avenue, LLC
c/o Morgan Stanley
440 South LaSalle Street, Floor 37
Chicago, Illinois 60605
Attn: John C. Schoser

	
1630622022	
Doc#	1630622022 Fee \$46.00
RHSP FEE:	\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH	
COOK COUNTY RECORDER OF DEEDS	
DATE:	11/01/2016 02:06 PM PG: 1 OF 5

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED being made ^{as of} the 31 day of October, 2016, **HB 2727 Higgins, LLC**, an Illinois limited liability company, having an address of c/o Bridge Development Partners, LLC, 1000 W. Irving Park Road, Suite 150, Itasca, Illinois 60143 ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** to **PPF Industrial 2475 Touhy Avenue, LLC**, a Delaware limited liability company, having an address of c/o Morgan Stanley, 440 South LaSalle Street, Floor 37, Chicago, Illinois 60605, Attention: John C. Schoser ("Grantee"), forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging there, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

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

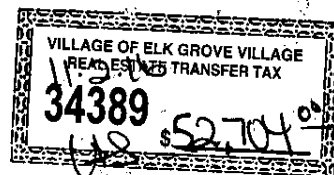
And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors and assigns that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it is lawfully seized of said real estate in fee simple; and that it has good right and lawful authority to sell and convey said real estate; and that it **WILL WARRANT AND DEFEND**, said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to those matters listed on Exhibit B attached hereto and made a part hereof.

REAL ESTATE TRANSFER TAX 01-Nov-2016



COUNTY:	8,783.75
ILLINOIS:	17,567.50
TOTAL:	26,351.25

08-26-410-006-0000 | 20161001667788 | 1-429-323-584



CCRD REVIEW 

UNOFFICIAL COPY

IN WITNESS WHEREOF, this Deed has been executed by Grantor on and as of the date first above written.

Grantor:

HB 2727 HIGGINS, LLC,
an Illinois limited liability company

By: **HB Chicago Industrial, LLC**, a Delaware limited liability company, its sole member

By: **BDP Realty Holdings V, LP**, a Delaware limited partnership, its managing member

By: **BDP Realty Holdings LP**, a Delaware limited partnership, its general partner

By: **Bridge ASP, LLC**, an Illinois limited liability company, its general partner

By: *[Signature]*
Anthony Prieco, Manager

STATE OF Illinois)

COUNTY OF COOK)

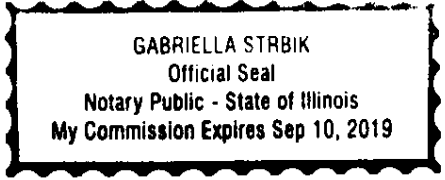
SS.

I, Gabriella Strbik, a Notary Public in and for said County in the State aforesaid, do hereby certify that Anthony Prieco, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as Manager of Bridge ASP, LLC, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary acts for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 18 day of October, 2016.

[Signature]
Notary Public

My Commission expires:
September 10, 2019



UNOFFICIAL COPY

EXHIBIT A

Legal Description

Lot 1 in Higgins and Touhy Subdivision being a re-subdivision of Lots 32 and 33 in Centex Industrial Park Unit No. 6, being a subdivision in Sections 26 and 35, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois and plat of subdivision recorded July 20, 2007 as Document 0720115111, in Cook County, Illinois.

Permanent Index Numbers: 08-26-410-006-0000 Vol. 050 and 08-35-201-012-0000 Vol. 050

Commonly known as: 2475 Touhy Avenue, Elk Grove Village, Illinois

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

Permitted Exceptions

1. General real estate taxes for the year 2016, not yet due and payable.
Permanent Index Numbers: 08-26-410-006-0000 and 08-35-201-012-0000
2. Building lines as shown on plat of Higgins and Tough Subdivision recorded July 20, 2007 as Document 0720115111 over the South twenty-five (25) feet and the Northeasterly and Northwesterly twenty-five (25) feet of the Land, as shown on that certain ALTA/NSPS Land Title Survey prepared by C. Brian Lounsbury of Spaceco, Inc., Job No. 7119, dated September 15, 2016, last revised October 25, 2016 (the "Survey").
3. Easement in favor of the Commonwealth Edison Company, Ameritech, Cable Company, Nicor Gas, and its/their respective 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 plat of Higgins and Touhy Subdivision recorded July 20, 2007 as Document 0720115111, affecting the South, Northeasterly and Northwesterly twenty-five (25) feet, the Southwesterly twenty (20) feet, and the East and Southeasterly ten (10) feet of the Land, as shown on the Survey.
4. Declaration of Easements dated June 28, 1962 and recorded July 5, 1962 as Document 18524141 relating to an easement in perpetuity for drainage purposes, and the terms and conditions set forth therein, as shown on the Survey.
5. Terms conditions, covenants and restrictions contained in Declaration of Easement dated May 4, 2007 and recorded August 10, 2007 as Document 0722260011 made by 2727 Higgins, LLC and Principal Life Insurance Company; as amended by Amendment to the Declaration recorded February 1, 2012 as Document 1203216049, as shown on the Survey.
6. Terms and conditions of the Environmental No Further Remediation Letter made by and between WB 2727 Higgins, LLC and Illinois Environmental Protection Agency recorded December 14, 2012 as Document 1234916013.
7. Watermain easement pursuant to Plat of Easement recorded June 4, 2013 as Document 1315519016, as shown on the Survey.
8. No Further Remediation Letter issued by Illinois Environmental Protection Agency and recorded October 9, 2014 as Document No. 1428255131, with respect to Leaking Underground Storage Tank. The land use shall be industrial/commercial. The groundwater under the site shall not be used as a potable water supply, and the terms, provisions, conditions and limitations contained therein.
9. Survey prepared by Spaceco Inc., dated September 15, 2016, last revised October 25, 2016, under Job No. 7119, shows the following:
 - a) Head wall encroaches over the Southwest boundary line by 1.4 feet; and
 - b) Retaining wall encroaches over the Northwest boundary line by 0.9 feet.
10. Rights of the following tenants, as tenants only, under written unrecorded leases that contain no option to purchase or right of first refusal:
 - (a) Pepperidge Farm, Incorporated under Industrial Building Lease dated February 21, 2014; as modified by Supplemental Agreement dated June 27, 2014.

UNOFFICIAL COPY

(b) Basic Enterprise Inc., under Industrial Building Lease dated June 11, 2014; as amended by First Amendment to Lease dated as of November 11, 2014, and Second Amendment to Lease dated as of February 9, 2015.

(c) Labelmaster Packing Services/DGM Inc., as amended by First Amendment to Lease dated as of September 8, 2015; with Guaranty executed by American Labelmark Company

11. Proceedings pending in the Circuit Court of Cook County County, Case No. 2016 L 050609, on a complaint filed by Illinois State Toll Highway Authority and against Bana 123 LLC; Basic Enterprises Inc; HB 2727 Higgins LLC; JP Morgan Chase Bank NA; Labelmaster Packing Services; Pepperidge Farm Incorporated; Troy Container Line Ltd; US Cellular Operating Co; Woodland Global; Non-Record Claimants and Unknown Owners, et al., for Condemnation.

This condemnation involves the approximately 20.14 foot by 5.84 foot proposed Illinois State Toll Highway Authority (ISTHA) Sale Parcel (NW-71-12-113) and proposed ISTHA Temporary Easement adjacent thereto situated at the Southeast corner of the Land as shown on the ALTA/NSPS Land Title Survey prepared by Spaceco, Inc. dated September 15, 2016 as Job No. 7119.

Property of Cook County Clerk's Office