

# UNOFFICIAL COPY



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Doc# 1636422108 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/29/2016 02:56 PM PG: 1 OF 5

## SPECIAL WARRANTY DEED (Illinois)

### This instrument was prepared by:

Michael Roth, Esquire  
Ice Miller LLP  
2300 Cabot Drive  
Lisle, IL 60532

### After recording, please return to:

Christopher P. Tessitore, Esquire  
National Retail Properties, Inc.  
450 S. Orange Avenue, Suite 900  
Orlando, Florida 32801

### Send Subsequent Tax Bills to:

National Retail Properties, Inc.  
Attn: Ingrid Irvin  
450 S. Orange Avenue, Suite 900  
Orlando, Florida 32801

*(Reserved for Recorder's Use)*

**LGP REALTY HOLDINGS LP**, 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 AND WARRANTS** to **NATIONAL RETAIL PROPERTIES, LP**, a Delaware limited partnership ("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 (the "Real Estate"),

Subject to each of the following:

1. All covenants, conditions, restrictions, reservations, rights, rights of way, easements, encumbrances, liens and other matters of record as of the date hereof;
2. All matters which would be revealed or disclosed in an accurate survey or inspection of the property hereby conveyed; and
3. Real estate taxes and assessments, if any, not yet due and payable.

ADDRESS: 15301 S. Harlem Ave., Oak Forest, IL 60462

CORD REVIEW 

CTZ 4.75 8983340 CSTASK

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PIN: 28-18-100-041-0000; 28-18-100-055-0000

Together with Grantor's right, title and interest, if any, in the following:

(i) all buildings and improvements located thereon;

(ii) all rights, privileges, remainders, reversions, tenements, hereditaments, benefits and easement appurtenant or belonging to the Real Estate, including all rents, issues and profits, air rights, water, water rights, riparian rights and water stock relating to the Real Estate and any rights-of-way or other appurtenances used in connection with ownership, use and enjoying of the Real Estate; and

(iii) any road, street, highway or alley, or in any abandoned or vacated road, street, highway or alley abutting the Real Estate.

TO HAVE AND TO HOLD the said Real Estate 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.

[signature page follows]

**REAL ESTATE TRANSFER TAX**

29-Dec-2016



COUNTY:	738.50
ILLINOIS:	1,477.00
TOTAL:	2,215.50

28-18-100-041-0000

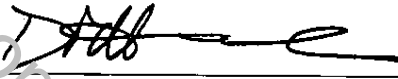
| 20161201692513 | 0-762 181-824

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IN WITNESS WHEREOF, Grantor has executed the foregoing instrument on this 20  
day of December, 2016.

**LGP REALTY HOLDINGS LP,**  
a Delaware limited partnership

By: LGP REALTY HOLDINGS GP LLC,  
a Delaware limited liability company,  
its general partner

By:   
Name: David F. Hrinak  
Title: Executive VP and COO

Property of Cook County Clerk's Office

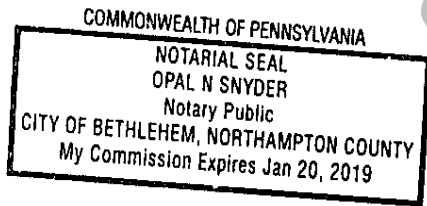
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Commonwealth of Pennsylvania )  
 )SS:  
County of Lehigh )

I, the undersigned, a Notary Public in and for said County, DO HEREBY CERTIFY, THAT David F. Hrinak, personally known to me to be the Executive VP and COO of LGP Realty Holdings GP LLC, a Delaware limited liability company and the general partner of LGP Realty Holdings LP, 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 Executive VP and COO, he signed and delivered the said instrument pursuant to his authority as his free and voluntary act on behalf of said entity.

Given under my hand and official seal this 20<sup>th</sup> day of December, 2016.

Opal N Snyder



Property of Cook County Clerk's Office

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## EXHIBIT A

### PARCEL 1:

ALL OF LOT 14 IN HARLEM AVENUE BUSINESS CENTER SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 27, 1988 AS DOCUMENT NO. 88593535 AND CERTIFICATED OF CORRECTION RECORDED OCTOBER 12, 1989 AS DOCUMENT NUMBER 89484357, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF LOT 15 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 14, THENCE NORTH 00 DEGREES, 01 MINUTES, 18 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 14 TO THE NORTHEAST CORNER OF LOT 14, THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST A DISTANCE OF 70 FEET TO A POINT ON THE NORTH LINE OF LOT 15, THENCE SOUTHERLY ALONG A LINE 70 FEET EAST OF AND PARALLEL TO THE EAST LINE OF LOT 14, A DISTANCE OF 199.94 FEET, THENCE WESTERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED LINE A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING; IN HARLEM AVENUE BUSINESS CENTER SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 27, 1988, AS DOCUMENT NO. 88593535, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 12, 1989 AS DOCUMENT NUMBER 89484357 IN COOK COUNTY, ILLINOIS

APN(s): 28-18-100-041-0000; 28-18-100-055-0000

Common Address: 15301 S. Harlem Ave., Oak Forest, IL