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17009411020

Doc# 1700941102 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2017 02:58 PM PG: 1 OF 5

PREPARED BY:

Mintz, Levin, Cohn, Ferris,
Glovsky and Popeo, P.C.
One Financial Center
Boston, MA 02111

WHEN RECORDED RETURN TO:

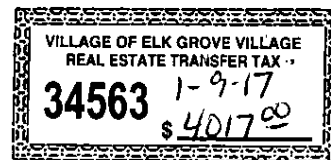
BRYAN CAVELL
1290 Avenue of the Americas
New York, NY 10104-3300
Attn: Ronald B. Emanuel

(Above Space for Recorder's use only)

SEND FUTURE TAX BILLS TO:

c/o Brennan Investment Group
9450 W. Bryn Mawr, Suite 750
Rosemont, Illinois 60018

1002-192810-18



SPECIAL WARRANTY DEED

THE UNDERSIGNED GRANTOR DECLARES:

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CRP-2 CHICAGO INFILL II, LLC a Delaware limited liability company ("Grantor"), having an address of Two International Place, Suite 2500, Boston, Massachusetts 02110, does hereby GRANT, BARGAIN, SELL and CONVEY to DB CI II LLC, a Delaware limited liability company, ("Grantee"), having an address of c/o Brennan Investment Group, 9450 W. Bryn Mawr, Suite 750, Rosemont, Illinois 60018, FOREVER, the real property located in the Village of Elk Grove, County of Cook, State of Illinois, and more particularly described in Exhibit A attached hereto and made a part hereof, together with, all and singular, the tenements, hereditaments, easements, rights-of-way and appurtenances belonging or in anywise appertaining to the same, subject solely to the matters set forth in Exhibit B attached hereto and made a part hereof.

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that

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Grantor is lawfully seized of said real property in fee simple subject, however, to the matters set forth in Exhibit B attached hereto and made a part hereof; that Grantor has good right and lawful authority to sell and convey said real property; and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

ADDRESS OF REAL ESTATE: 1855 Greenleaf Avenue, Elk Grove Village, Illinois

PERMANENT TAX IDENTIFICATION NUMBER(S): 08-35-104-055-0000

[Signature page follows]

REAL ESTATE TRANSFER TAX		06-Jan-2017
COUNTY:		669.50
ILLINOIS:		1,339.00
TOTAL:		2,008.50

08-35-104 055-0000 | 20161201693743 | 1-870-423-232

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IN WITNESS WHEREOF, Grantor has executed this instrument as of the 30th day of December, 2016.

GRANTOR:

CRP-2 CHICAGO INFILL II, LLC,
a Delaware limited liability company

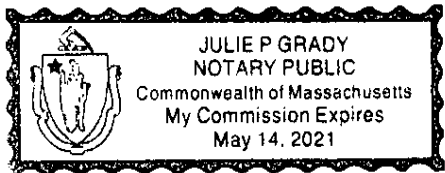
By: [Signature]
Name: Daniel S. Dretler
Title: Vice President

Property of County Clerk's Office

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK COUNTY, ss

On this 20th day of December, 2016, before me, the undersigned notary public, personally appeared Daniel S. Dretler, the Vice President of CRP-2 CHICAGO INFILL II, LLC, a Delaware limited liability company, proved to me through satisfactory evidence of identification which was personally known, to be the person whose name is signed on the preceding document and acknowledged to me that such person signed it voluntarily for its stated purpose.



[Signature]
Notary Public
My commission expires: May 14, 2021

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EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

Real property in Elk Grove Village, County of Cook, State of Illinois, described as follows:

THE WEST 185 FEET OF LOT 20 IN CENTEX INDUSTRIAL PARK UNIT 4, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CENTEX INDUSTRIAL PARK UNIT 4, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON NOVEMBER 2, 1959 AS DOCUMENT LR1894159, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Subject to the following exceptions:

1. General real estate taxes for the year(s) 2016 and subsequent years, a lien not yet due and payable.

Permanent Index Number: 08-35-104-055-0000 Vol. 050

2. Easement for public utilities and drainage over the South 10 feet of the land as shown on the plat of subdivision recorded November 2, 1959 as document 17701036 and filed as document LR1894159.

Easement for public utilities, sewer, water and drainage over the North 25 feet of the land as shown on the plat of said subdivision, recorded November 2, 1959, as document 17701036 and filed as document LR1894159.

Easement as shown on the plat of subdivision aforesaid, for the purpose of installing and maintaining all equipment necessary for the purpose of serving the subdivision and other property with telephone and electric service, together with right to overhang aerial service wires over any part of the land and also with right of access thereto, and providing that no permanent buildings or trees shall be placed on said easement, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or the rights granted herein, and said easement is also reserved for drainage purposes as granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on the plat of subdivision aforesaid recorded November 2, 1959 as document 17701036 and filed as document LR1894159.

25 foot building line from street line as shown on plat of subdivision, recorded November 2, 1959, as document 17701036 and filed as document LR1894159.

3. The following matters disclosed on ALTA/NSPS Land Title Survey prepared by Daryn Bernard, PLS# 035-003587, for Commercial Due Diligence Services, Project No. 16-06-0155-023, dated _____, 2016, last revised _____, 2016:

- (A) Asphalt parking encroaches over the Easterly property line by 7.8 feet;
- (B) Chain link fence encroaches over a portion of the Easterly property line;
- (C) Abandoned railroad spur with a railroad box car parking on track.

4. Rights of tenants, as tenants only, under unrecorded lease agreements identified on the rent roll, with no rights of first refusal or options to purchase the property.