

UNOFFICIAL COPY



1700941103D

Doc# 1700941103 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:

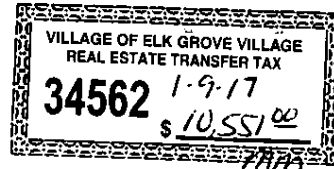
BRYAN CAVE LLP
1290 Avenue of the Americas
New York, NY 10104-3300
Attn: Ronald B. Emanuel

(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

1002-192810-03



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, CHICAGO O'HARE INDUSTRIAL HOLDINGS-2, 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 LIB CU 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



UNOFFICIAL COPY

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: 701 Lunt Avenue, Elk Grove Village, Illinois

PERMANENT TAX IDENTIFICATION NUMBER(S): 08-34-102-015-0000, Vol. 50

[Signature page follows]

REAL ESTATE TRANSFER TAX		06-Jan-2017
	COUNTY:	1,758.25
	ILLINOIS:	3,516.50
	TOTAL:	5,274.75
08-34-102-015-0000 20161201694371 0-906-667-200		

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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

GRANTOR:

CHICAGO O'HARE INDUSTRIAL HOLDINGS-2, LLC,
a Delaware limited liability company

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

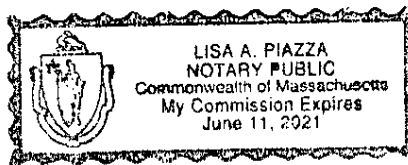
Property of Cook County Clerk's Office

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK COUNTY, ss

On this 20 day of December, 2016, before me, the undersigned notary public, personally appeared Daniel S. Dretler, the Vice President of CHICAGO O'HARE INDUSTRIAL HOLDINGS-2, LLC, a Delaware 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: 6/11/21



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

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

LOT 128 (EXCEPT THE EAST 6.43 FEET THEREOF) IN CENTEX INDUSTRIAL PARK UNIT 94, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

Subject to the following exceptions:

1. General real estate taxes for the year(s) 2016 and subsequent years, not yet due and payable.
Permanent Index Number: 08-34-102-015-0000 Vol. 50
2. Building line as shown on the Plat of Centex Industrial Park Unit 94, recorded October 8, 1968 as document 20638469, as follows:
25 feet along the North line of the land.
3. Easement for public utilities, sewer, water and drainage, together with the provisions contained therein, as shown on the Plat of Centex Industrial Park Unit 94, recorded October 8, 1968 as document 20638469, as follows:
25 feet along the North line of the land.
4. Easement for public utilities and drainage together with the provisions contained therein, as shown on the Plat of Centex Industrial Park Unit 94, recorded October 8, 1968 as document 20638469, as follows:
15 feet along the Southerly line of the land.
5. Easement in favor of Northern Illinois Gas Company, together with the provisions contained therein, as shown on the Plat of Centex Industrial Park Unit 94, recorded October 8, 1968 as document 20638469, as follows:
15 feet along the South line and 25 feet along the North line of the land.
6. Easement in favor of Illinois Bell Telephone Company and Commonwealth Edison Company, together with the provisions contained therein, as shown on the Plat of Centex Industrial Park Unit 94, recorded October 8, 1968 as document 20638469, as follows:
15 feet along the South line and 25 feet along the North line of the land.
7. 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.
8. ALTA/NSPS Land Title Survey prepared by Daryn Bernard, PLS# 035-003587, for Commercial Due Diligence Services, Project No. 16-06-0028: 038, dated July 23, 2016, last revised December __, 2016 shows the following:
 - (a) overhead utility lines, and poles along Westerly boundary of subject property without apparent benefit of easement;
 - (b) Telephone box near Southeasterly portion of building without apparent benefit of easement.