

3
UNOFFICIAL COPY



Doc# 1700941104 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2017 02:59 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:

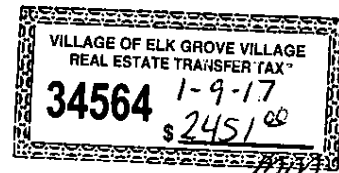
BRYAN CAVE LLP
1290 Avenue of the Americas
New York, NY 10104-3300
Attn: Ronald B. Emanuel

(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

1002-192810-20



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



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: 2500 Lunt Avenue, Elk Grove Village, Illinois

PERMANENT TAX IDENTIFICATION NUMBER(S): 08-35-202-021-0000

[Signature page follows]

REAL ESTATE TRANSFER TAX		06-Jan-2017
		COUNTY: 408.50
		ILLINOIS: 817.00
		TOTAL: 1,225.50
08-35-202-021-0000		20161201693744 1-978-426-560

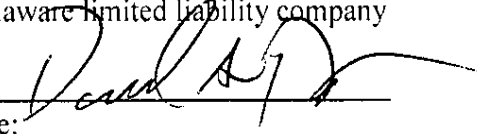
Property of Cook County Clerk's Office

UNOFFICIAL COPY

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

GRANTOR:

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

By: 

Name: _____

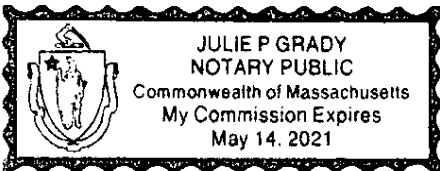
Title: Daniel S. Dretler
Vice President


Property of Central 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.




Notary Public
My commission expires: May 14, 2021

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 15 (EXCEPT THE WEST 1785.85 FEET THEREOF) IN CENTEX INDUSTRIAL PARK UNIT NUMBER 3, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY ILLINOIS ON MAY 1, 1959 AS DOCUMENT LR1858615 AND RECORDED MAY 1, 1959 AS DOCUMENT 17525861, 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: 08-35-202-021-0000 Vol. 050
2. Building line over the South 25 feet of Lot 15 as shown on the Plat of Centex Industrial Park Unit 3 recorded May 1, 1959 as document 17525861 and filed as document LR1858615.
3. Easement 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, 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 said Subdivision recorded May 1, 1959 as document 17525861 and filed as document LR1858615 over the South 25 feet and the North, Northeasterly and Easterly 15 feet of Lot 15.
4. Easement over the South 25 feet of Lot 15 for sewer, water and drainage as shown on the Plat of Centex Industrial Park Unit 3 recorded May 1, 1959 as document 1752861 and filed as document LR1858615.
5. Easement for drainage over the North, Northeasterly and Easterly 15 feet of Lot 15 as shown on the Plat of Subdivision Centex Industrial Park Unit 3 recorded May 1, 1959 as document 17525861 and filed as document LR1858615.
6. Rights of way for railroads, or spur tracks, and right of the railroad company to the use, operation, maintenance and repair of same.
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 Survey prepared by Commercial Due Diligence Services, Project No. 16-06-0186: 024, dated July 14, 2016, last revised _____, 2016 shows the following:
 - (a) Concrete curb over East side of subject property by 1.1 feet
 - (b) East line of building encroaches onto the 15' Public Drainage Easement recorded in Document No. 17525861 & Document No. LR1858615 by 0.4 feet
 - (c) Asphalt Drive over West line of subject property by 1.8 feet
 - (d) Concrete block wall over south line of subject property by 5.1 feet
 - (e) Air conditioning unit and metal shed encroach onto the 15' Public Drainage Easement recorded as Document No. 1525861 and Document No. LR1858615.