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1700941121D

Doc# 1700941121 Fee \$52.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2017 03:09 PM PG: 1 OF 8

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

1062-192810-19

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE

Village of Broadview

1/5/17

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 Broadview, 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

CCRD REVIEWER RM



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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: 2020-2050 Parkes Drive (aka 2050 S. 16th Street), Broadview, Illinois

PERMANENT TAX IDENTIFICATION NUMBER(S): 15-22-301-017-0000

[Signature page follows]

REAL ESTATE TRANSFER TAX		05-Jan-2017
		COUNTY: 609.75
		ILLINOIS: 1,219.50
		TOTAL: 1,829.25
15-22-301-017-0000 20161201694353 2-012-685-504		

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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: _____

Title: Daniel S. Dretler
Vice President

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COMMONWEALTH OF MASSACHUSETTS

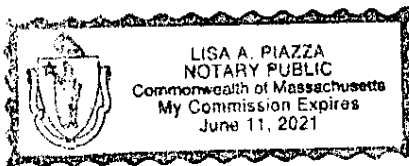
SUFFOLK COUNTY, ss

On this 20 day of December, 2016, before me, the undersigned notary public, personally appeared Daniel S. Dretler, the Vice President of 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: 6/11/21



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EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

Real property in the Village of Broadview, County of Cook, State of Illinois, described as follows:

THE WEST 300 FEET OF THE NORTH 200 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT THE SOUTH 25 FEET OF THE WEST 215 FEET THEREOF AND EXCEPT THAT PART DEDICATED FOR STREET BY DOCUMENT NUMBER 19947761) OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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.

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2. Easement in, upon, under, over and along the East 10 feet of the West 225 feet of the South 25 feet of the North 200 feet; also the South 10 feet of the North 200 feet (except the West 225 feet of the Northeast 1/4 of the Southwest 1/4) to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service, together with right of access to said equip, as created by grant to the Commonwealth Edison Company and the Illinois Bell Telephone Company recorded September 18, 1972 as document 22053460.

3. Easement for sewers as shown on the plat of easement recorded June 13, 1972 as document 21937030.

The East 10 feet of the West 225 feet of the South 25 feet of the North 200 feet of aforesaid East 1/2 of Southwest 1/4; and the South 10 feet of the North 200 feet of aforesaid East 1/2 of Southwest 1/4 (except the East 50 feet thereof) and (except the West 225 feet thereof); and a strip of land 15 feet wide, the northeasterly line of which is southwesterly right of way line of the Illinois Central Railroad, lying between the westerly line of 17 avenue and the North line of aforesaid East 1/2 of Southwest 1/4.

4. Easement over, through and across the West 5 feet of the land, as created by Grant to the Village of Broadview dated March 10, 1937 and recorded April 19, 1937 as document 11982113 to lay, operate, construct, reconstruct, repair, maintain and tap a water pipe or pipes, together with right of ingress and egress to and from said easement.
5. Easement upon, over, under, along and across the West 8 feet of the land, together with right of access thereto, to construct, operate, maintain and remove communication systems consisting of markers, test-terminals, conduits, etc. created by Grant to Illinois Bell Telephone Company dated March 22, 1967 as document 20096760.
6. Easement upon, over, under, along and across the West 8 feet of the North 175 feet of the land, together with right of access thereto, to construct, operate, maintain, renew, relocate and remove from time to time, wires, cables, conduits, and other facilities used in connection with underground transmission and distribution of electric, created by Grant to Commonwealth Edison Company and dated September 15, 1969 and recorded September 17, 1969 as document 20961927.
7. The following matters as disclosed on , as shown on ALTA/NSPS Land Title Survey of XCEL Consultants prepared by James A. Faetanini, PLS# 035-003494, for Commercial Due Diligence Services, Project No. 16-06-0228:033, dated July 8, 2016, last revised _____:

Gas and electric meters as well as transformers encroach onto the land South of subject property by an undisclosed distance.

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8. 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.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

) SS.

COUNTY OF COOK)

Daniel S. Dretler of CRP-2 Chicago Infill II, LLC, being duly sworn on oath, states that he/she offices at Two International Place, Suite 2500, Boston, Massachusetts 02110 and that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantor owns no adjoining property to the premises described in said deed;

-OR-

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

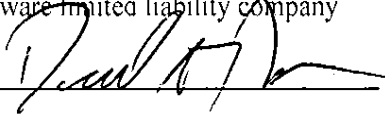
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

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GRANTOR:

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

By: 

Name: _____

Title: Daniel S. Dretler
Vice President

SUBSCRIBED and SWORN to before me this 20 day of December, 2016



Notary Public, State of Massachusetts

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