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Doc# 1700941122 Fee \$46.00

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 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

1002-192810-06

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 NORTH RIVER, 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 Schiller Park, 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



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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: 3838 North River Road, Schiller Park, Illinois

PERMANENT TAX IDENTIFICATION NUMBER(S): 12-22-100-118-0000, 12-22-100-119-0000

[Signature page follows]

REAL ESTATE TRANSFER TAX		06-Jan-2017
	COUNTY:	650.00
	ILLINOIS:	1,300.00
	TOTAL:	1,950.00
12-22-100-118-0/00 20161201694367 1-147-380-928		

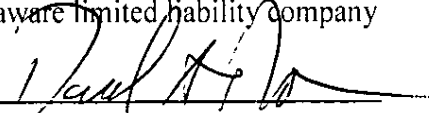
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IN WITNESS WHEREOF, Grantor has executed this instrument as of the 30th day of December, 2016.

GRANTOR:

CRP-2 NORTH RIVER, LLC,
a Delaware limited liability company

By: 

Name: Daniel S. Dretler

Title: Vice President

Property of Co. of Suffolk County Clerk's Office

COMMONWEALTH OF MASSACHUSETTS

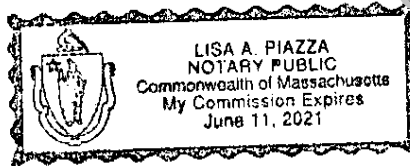
SUFFOLK COUNTY, ss

On this 20 day of December before me, the undersigned notary public, personally appeared Daniel S. Dretler, the Vice President of CRP-2 NORTH RIVER, 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: 6/11/21



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EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

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

THE SOUTH 20 FEET OF LOT 1, ALL OF LOT 2, THE SOUTH 20 FEET OF LOT 4 AND ALL OF LOT 5 IN KLEFSTAD'S INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE SOUTH SECTION OF ALEXANDER ROBINSON'S RESERVATION IN TOWNSHIP 40 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, not yet due and payable.
Permanent Index Number: 12-22-100-118-0000 Vol. 066
(Affects Lot 2 and the South 20 feet of Lot 1)
2. General real estate taxes for the year(s) 2016 and subsequent years, not yet due and payable.
Permanent Index Number: 12-22-100-119-0000 Vol. 066
(Affects Lot 5 and the South 20 feet of Lot 4)
3. Easement for public utilities as shown on the plat of Klefstad's Industrial Park, aforesaid, recorded May 12, 1960 as document 17853056, over the West 5 feet of Lot 1, the East 5 feet of Lot 4, the West 5 feet of Lot 7, and the East 5 feet of Lot 5.
4. Easement in, upon, under, over and along the South 5 feet (except the East 5 feet thereof) of Lot 5 of the land 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 equipment, as created by Grant to Commonwealth Edison Company and the Illinois Bell Telephone Company recorded October 31, 1963 as document 18958365.
5. Easement in, upon, under, over and along the South 5 feet of the South 20 feet of the West 50 feet of Lot 1 and the North 5 feet of the South 20 feet of Lot 4 of the land to install and maintain all equipment for the purpose of serving the land and other property with gas service together with right of access to said equipment, as created by Grant to Northern Illinois Gas Company recorded October 19, 1964 as document 19278044.
6. 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.
7. ALTA/NSPS Land Title Survey prepared by Daryn Bernard, PLS# 035-003587, for Commercial Due Diligence Services, Project No. 16-06-0228:035, dated July 21, 2016, last revised _____, 2016 shows the following:
 - (a) encroachment of sign over East boundary line into right-of-way of River Road
 - (b) Encroachment of concrete pad over South boundary line
 - (c) Encroachment of building and ramp over 10' public utility easement
 - (d) water valve, drain inlets, fire department hookup, utility poles, and manholes without apparent benefit of easement
 - (e) protrusion of sidewalk over east property line.