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17101290190

Doc# 1710129019 Fee \$50.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/11/2017 10:50 AM PG: 1 OF 7

Prepared by and when recorded return to:

Fidelity National Title - NCS DIV
Attn.: Kelli Vos
One East Washington Street Suite 450
Phoenix, AZ. 85004
602-343-7571
5252-1700085
Escrow No. : Z1723192-KJV

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF
THE RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

SPECIAL WARRANTY DEED

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SPECIAL WARRANTY DEED

This instrument was prepared by:

MCDERMOTT WILL & EMERY
444 WEST LAKE STREET
CHICAGO, IL 60606
ATTN: DAVID R. NEVILLE

Recording requested by, and
after recording return to:

REALTY INCOME ILLINOIS
PROPERTIES 2, LLC
ATTN: LEGAL DEPARTMENT
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

THE GRANTOR, **I.M. PROPERTIES (ILLINOIS 8) LLC**, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration in hand paid to the undersigned by **REALTY INCOME ILLINOIS PROPERTIES 2, LLC**, a Delaware limited liability company ("Grantee"), whose mailing address is 11995 El Camino Real, San Diego, CA 92130, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described on Exhibit "A," attached hereto and made a part hereof, for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); subject, however to those matters described on Exhibit "B," attached hereto and made a part hereof for all purposes.

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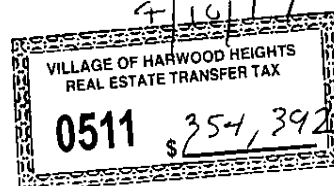
REAL ESTATE TRANSFER TAX

11-Apr-2017



COUNTY:	17,719.75
ILLINOIS:	35,439.50
TOTAL:	53,159.25

12-13-203-028-0000 | 20170301630148 | 0-958-672-576



CJA

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN PLAT OF CONSOLIDATION FOR BRADFORD HARWOOD SUBDIVISION, IN PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 2013 AS DOCUMENT 1309139023, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF ACCESS AND PARKING EASEMENTS RECORDED FEBRUARY 1, 2008 AS DOCUMENT 0803205139 AND RE-RECORDED FEBRUARY 27, 2008 AS DOCUMENT 0805842084, FOR VEHICULAR PARKING ALONG, OVER, UPON AND ACROSS A PORTION OF LOT 9 IN KLEFSTAD'S INDUSTRIAL ADDITION TO HARWOOD HEIGHTS, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 16224802, IN COOK COUNTY, ILLINOIS DESIGNATED AS "PARKING EASEMENT AREA" ON EXHIBIT C ATTACHED THERETO, AND FOR PEDESTRIAN AND VEHICULAR ACCESS ALONG, OVER, UPON AND ACROSS A PORTION OF LOTS 9, 10, 11 AND 12 IN KLEFSTAD'S INDUSTRIAL ADDITION TO HARWOOD HEIGHTS, AFORESAID, USED AS DRIVEWAY ENTRANCE ROAD TO WILSON AVENUE AND DESIGNATED AS "ACCESS EASEMENT AREA" ON EXHIBIT C ATTACHED THERETO.

Address: 7401 W. Lawrence Avenue, Harwood Heights, IL

PIN: 12-13-203-028-0000; 12-13-203-029-0000

Cook County Clerk's Office

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EXHIBIT B

Permitted Exceptions

1. Taxes for the year(s) 2016 and 2017 taxes are not yet due or payable.

Note: 2016 first installments are paid.

Note: 2016 final installments not yet due or payable

Perm tax# 12-13-203-028-0000 & 12-13-203-029-0000

2. The land lies within the boundaries of Lawrence Avenue Special Service Area as disclosed by Ordinance recorded as document 0615345064 and is subject to additional taxes under the terms of said ordinance and subsequent related Ordinances.

3. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease Bradford Harwood Heights 2 LLC Roundy's Supermarkets, Inc. - July 6, 2012 1218811119

And all rights thereunder of, and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through or under said Lessee.

Assignment of the Lessor's interest under said lease by amended and restated lease,

Assignor: Bradford Harwood Heights 2 LLC Assignee: I.M. Properties (Illinois 8) LLC
Recording Date: August 13, 2013 Recording No: 1322516091

Memorandum of Assignment of Lease dated _____ and recorded _____ as document no. _____ made by I.M. Properties (Illinois 8) LLC, a Delaware limited liability company to Realty Income Illinois Properties 2, LLC, a Delaware limited liability company

4. Note: The following item, while appearing on this commitment/policy, is provided solely for your information.

The following Environmental Disclosure documents) for transfer of real property appear of record which include a description of the Land insured or a part thereof:

Recording Date: August 1, 2000

Recording No: 00579668

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5. Terms, conditions, and limitations contained in the No Further Remediation Letter issued by the Illinois Environmental Protection Agency

Recording Date: April 24, 2009

Recording No: 0911403072

6. Easement for utility purposes together with the right of access for maintenance thereof and also to trim from time to time, bushes, trees, and saplings as created by Grant from Olive Can Company, Inc. to the Commonwealth Edison Company and the Illinois Bell Telephone Company dated July 13, 1956 and recorded October 25, 1956 as document 16737409.

(Affects the South 10 feet of underlying North 112 feet of Lot 9)

7. Easement for utility purposes and the provisions contained therein, as granted by Plat of Subdivision recorded May 20, 1955 as document 16242512.

(Affects the West 10 feet of underlying Lots 7, 8 and 9)

8. Easement for watermain and the provisions contained therein as shown on the Plat of Consolidation recorded as document 1309139023.

(See Plat for exact location)

9. Easement for utilities and the provisions contained therein, as shown on the Plat of Consolidation recorded as document 1309139023.

(See Plat for exact locations)

10. Easement for stormwater management and the provisions contained therein as shown on the Plat of Consolidation recorded as document 1309139023.

(See Plat for exact location)

11. Assignment of Declaration made by Montrose, LLC, an Illinois limited liability company to Bradford Harwood Heights 1 LLC, an Illinois limited liability company recorded July 6, 2012 as document 1218811115 and as further assigned by Assignment of Declaration made by Bradford Harwood Heights 1 LLC, an Illinois limited liability company to I.M. Properties (Illinois 8) LLC, a Delaware limited liability company, recorded August 13, 2013 as document 1322516092 and the terms, provisions and conditions contained therein.

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12. Ordinance No. 2012-05 granting Planned Development Permit Approval to Bradford Equities, LLC for a grocery store and accessory parking at the Southwest corner of Lawrence and Oketo Avenues recorded July 6, 2012 as document 1218811116.
13. Terms, conditions and provisions of the document creating the easement described in Schedule A recorded as document 0803205139 and re-recorded as document 0805842084, together with the rights of adjoining owners in and to the concurrent use of said easement.
14. Terms, conditions, and limitations contained in the No Further Remediation Letter issued by the Illinois Environmental Protection Agency

Recording Date: July 24, 2013 Recording No: 1320544028
Illinois State FPA Number: 0316005501
15. Letter dated July 31, 2013 and recorded August 13, 2013 as document 1322516093, made by the Village of Harwood Heights, Illinois to Bradford Equities LLC and Bradford Harwood Heights 1 LLC, approving a minor modification to PUD Ordinance (Ordinance 2012-05) relating to the surface parking spaces.
16. Encroachment Notes as shown on the plot of survey made by Bledsoe Riggert Cooper James Land Surveying dated March 15, 2017 as Job No. 17-02-03-24002 as follows:
 - A. Fence along West and Northwest lines.
 - B. Asphalt along South line.
 - C. Concrete over West line.

END OF EXHIBIT B