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CUB 10754



17146290980

This instrument prepared by:

Doc# 1714629098 Fee \$42.00

COLLINS & COLLINS
8 S. Michigan Ave., Ste. 1414
Chicago, Illinois 60603

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

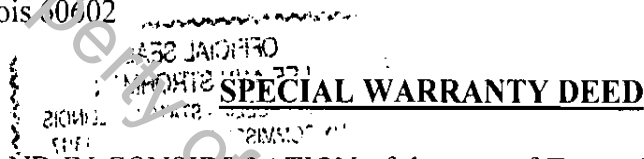
KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/26/2017 12:53 PM PG: 1 OF 3

When recorded, return to:

GM BUILDING LLC
c/o John Tsousias
1 N. LaSalle Street, 38th Floor
Chicago, Illinois 60602



FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, AGILE REAL ESTATE INVESTMENTS, LLC, an Illinois limited liability company ("Grantor"), whose address is 700 East 107th Street, Chicago, Illinois, does hereby grant, bargain, sell and convey unto GM BUILDING LLC, an Illinois limited liability company, whose address is 1 North LaSalle Street, 38th Floor, Chicago, Illinois 60602 ("Grantee"), its successors and assigns forever, all of the real property located in City of Northlake, Cook County, Illinois, together with the buildings and improvements located thereon (collectively, the "Property"), as legally described on the attached Exhibit A hereto.

SUBJECT TO all taxes, assessments and any other liens arising therefrom, all reservations in patents, deed restrictions, if any, all easements, rights of way, covenants, conditions, restrictions, encroachments, liens, encumbrances, obligations and liabilities as may appear of record, obligations to pay CAM Costs pursuant to a certain Reciprocal Easement and Operating Agreement dated June 14, 1995 ("REOA") document number 95687795 and the First Amendment thereto date June 20, 2014 document number 1417119059, any lien or other encumbrances of record or arising hereafter as a result of the acts or inaction of any tenant of the property, and all other matters that can be determined by a visual inspection or a complete and accurate survey of the Property.

Property Address is 23rd W. North Ave., Northlake, IL 60164
Tax Parcel Number is 15-06-217-005-0000

And Grantor hereby binds itself and its successors to warrant and defend title to the Property as against all acts of Grantor and none other, subject to the matters above set forth.

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed under seal this the 19 day of May, 2017.

ATTEST:

By Kurt R. Gilbertsen
Printed Name KURT R. GILBERTSEN
Its CONTROLLER

AGILE REAL ESTATE INVESTMENTS, LLC

By Brian Boomsma
Printed Name: Brian Boomsma
Its: Manager

WITNESS:

Lee Ann Strohmman



[SEAL]

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned Notary Public in and for the County and State aforesaid, do hereby certify that on this 19th day of May, 2017, BRIAN BOOMSMA, personally appeared before me and being first duly sworn by me acknowledged that he signed the foregoing document in his capacity as Manager of Agile Real Estate Investments, LLC, an Illinois limited liability company, and declared that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year before written.

Lee Ann Strohmman
Notary Public

My Commission Expires:
08/13/2017



Send Future Tax bills to:

GM Building LLC
23 W North Avenue
Northlake, IL 60164

**CITY
OF
NORTHLAKE**



**TRANSFER
STAMP**

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EXHIBIT A

LEGAL DESCRIPTION/PROPERTY ADDRESS

Property Address: 23 W. North Ave., Northlake, IL 60164

Legal Description:

PARCEL 1:

LOT 6 IN NORTHLAKE COMMONS SHOPPING CENTER, A SUBDIVISION OF PART OF "THE H.O. STONE NORTHLAKE ADDITION" BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND RECORDED JULY 3, 1930 AS DOCUMENT 10697148 IN COOK COUNTY, ILLINOIS, WHICH RESUBDIVISION PLAT WAS RECORDED ON DECEMBER 21, 1995 AS DOCUMENT 95889918, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS CREATED BY RECIPROCAL EASEMENT AND OPERATION AGREEMENT ENTERED INTO BY NORTHLAKE DEVELOPMENT COMPANY, OFFICE DEPOT, INC., SERVICE MERCHANDISE COMPANY, AND PETSMART INC., DATED JUNE 14, 1995 AND RECORDED OCTOBER 10, 1995 AS DOCUMENT 95687795 OVER AND ACROSS THE LAND DESCRIBED THEREIN.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS CREATED BY RECIPROCAL EASEMENT AGREEMENT BETWEEN WALMART STORES, INC. AND NORTHLAKE DEVELOPMENT COMPANY DATED MAY 26, 1995 AND RECORDED AS DOCUMENT 95548027 OVER AND ACROSS THE LAND DESCRIBED THEREIN.

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS CREATED BY EASEMENT GRANT FROM THE CITY OF NORTHLAKE TO NORTHLAKE DEVELOPMENT COMPANY, ITS SUCCESSORS AND ASSIGNS, DATED MARCH 15, 1996 AND RECORDED APRIL 25, 1996 AS DOCUMENT 96310895 OVER AND ACROSS THE LAND DESCRIBED THEREIN.

PIN: 15-06-217-005-0000

REAL ESTATE TRANSFER TAX

25-May-2017



COUNTY:	2,050.00
ILLINOIS:	4,100.00
TOTAL:	6,150.00

15-06-217-005-0000 | 20170501657890 | 1-896-802-752