

# UNOFFICIAL COPY

This instrument was prepared by:

Kirkland & Ellis LLP  
601 Lexington Avenue  
New York, New York 10022  
Attention: Travis Fleming

After recording mail to:

Hogan Lovells US LLP  
875 Third Avenue  
New York, NY 10022  
Attn: Mark J. Egan  
197705-112



Doc# 1720029074 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/19/2017 12:25 PM PG: 1 OF 4

For Recorder's Use Only

## ILLINOIS SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 11<sup>th</sup> day of July, 2017, by LIGHTNING PROPCO I, LLC, a Delaware limited liability company, having an address at c/o TPG Real Estate II Management, LLC, 345 California St., Suite 3300, San Francisco, CA 94104 ("Grantor"), to IC INDUSTRIAL REIT, a Maryland real estate investment trust, having an address at c/o Ivanhoe Cambridge Inc., 525 Eighth Avenue S.W., Suite 4200, Calgary, Alberta, Canada T2P 1G1 ("Grantee").

WITNESSETH, that Grantor, in consideration of Ten Dollars (\$10.00), lawful money of the United States, paid by Grantee, does hereby grant, bargain, sell, remise, release, alienate, convey and warrant unto Grantee, the heirs or successors and assigns of Grantee forever:

ALL that certain plot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being, more particularly described on Exhibit A attached hereto and made a part hereof (the "Premises").

Commonly known as: 3400-3450 West Lake Avenue, Glenview, Illinois 60025  
Permanent Tax Number(s): 04-28-101-020-0000 Vol. 133

SUBJECT only to the matters as set forth on Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Premises unto Grantee, the heirs or successors and assigns of Grantee forever,

AND the Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done anything whereby the said Premises are, or may be, in any manner encumbered or charged, except for the Permitted Exceptions; and that the Grantor WILL WARRANT AND DEFEND the Premises against all persons claiming by, through or under Grantor, but not otherwise, subject only to the Permitted Exceptions.

R/OK

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IN WITNESS WHEREOF, Grantor has duly executed this deed the day and year first above written.

**GRANTOR**



LIGHTNING PROPCO I, LLC,  
a Delaware limited liability company

By:  \_\_\_\_\_

Name: Greg Moore

Title: Senior Vice President

[Acknowledgment Follows]

REAL ESTATE TRANSFER TAX		19-Jul-2017
	COUNTY:	3,395.00
	ILLINOIS:	6,790.00
	TOTAL:	10,185.00
04-28-101-020-0000	20170601683655	0-118-310-336

Property of Cook County Clerk's Office

[SIGNATURE PAGE TO DEED - 42 - Glenview 2 - 3400-3450 West Lake Avenue, Glenview, IL]

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## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Alameda

On June 30, 2017 before me Stephanie S. Dillick, Notary Public  
(insert name and title of the officer)

personally appeared Greg Moore, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)

### SEND SUBSEQUENT TAX BILLS TO:

IC INDUSTRIAL REIT  
c/o Ivanhoe Cambridge Inc.  
1001, rue du Square-Victoria, bureau C-500  
Montreal, Quebec, Canada H2Z 2B5

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## Exhibit B

### Permitted Exceptions

1. General real estate taxes for the year 2016.
2. Covenants, conditions and restrictions contained in Protective Covenants filed January 1, 1966 as document LR2264762 relating to the use of the land and of the improvements erected thereon and as to the height, location, exterior, wall construction, etc., of said improvements, containing provisions relative to off-street parking facilities and to open areas between adjacent but separately owned improvements, or developed or obtained for operation of any establishment and/or for heat; and provisions relative to waste and refuse disposal, signs, billboards, etc. said restrictions, covenants and reservations to be for the benefit of said land and each and every parcel thereof and to be considered as covenants running with the land.
3. Grant of Easement filed April 11, 1969 as document LR2444603 made to Commonwealth Edison Company and Illinois Bell Telephone Company, their successors and assigns, of the right to construct, lay, maintain, relocate, renew and remove equipment consisting of poles, pole structures, anchors, guys, stubs, wires and underground conduits, cables, cable poles and other necessary electrical facilities and to transmit and distribute by means of said equipment, electricity to be used for heat, light, power, telephone and other purposes, with right of access to the same for the maintenance thereof, also to trim or remove from time to time such trees, bushes and saplings as may be reasonably required incident to the installation and maintenance of such facilities in, upon, under and along the land.
4. A 10 foot utility easement as depicted on plat of Sierra Capital Trust Realty VI Subdivision recorded June 28, 1989 as document 89295113.
5. Detention easement as depicted on plat of Sierra Capital Trust Realty VI Subdivision recorded June 28, 1989 as document 89295113.
6. Drainage and detention easement as depicted on plat of Sierra Capital Trust Realty VI Subdivision recorded June 28, 1989 as document 89295113 Rights of parties in possession, as tenants only, under unrecorded lease agreements without rights of first refusal or options to purchase.
7. Rights of parties in possession, as tenants only, under unrecorded lease agreements without rights of first refusal or options to purchase.

[EXHIBIT B TO DEED - 42 - Glenview 2 - 3400-3450 West Lake Avenue, Glenview, IL]