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Site 22 | 8984446 | AY | 10P3



THIS INSTRUMENT PREPARED BY:

Kirkland & Ellis LLP
300 N. LaSalle Street
Chicago, Illinois 60654
Attn: Michael Shultz, Esq.

Doc# 1723629065 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/24/2017 12:12 PM PG: 1 OF 6

AFTER RECORDING RETURN TO:

Kirkland & Ellis LLP
300 N. LaSalle Street
Chicago, Illinois 60654
Attn: Michael Shultz, Esq.

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made as of August 11, 2017 by FMB Portfolio C Owner, LLC, a Delaware limited liability company, having an address at c/o Oak Street Real Estate Capital, LLC, 125 S. Wacker Drive, Suite 1220, Chicago, Illinois, 60606 ("Grantor"), to and in favor of WIM FMB Portfolio Owner, LLC, a Delaware limited liability company, having an address at c/o WIM Net Lease Acquisitions, LLC, 3414 Peachtree Road NE, Suite 250, Atlanta, Georgia 30326 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does **CONVEY AND WARRANT** unto Grantee, and Grantee's heirs or successors and assigns, forever, **ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Cook and State of Illinois (the "Property"):

See "Exhibit A" attached hereto and made a part hereof.

Commonly known as: 16700 S. 80th Avenue, Tinley Park, Illinois 60477

Permanent Tax Number(s): 27-26-203-049-0000

Send Future Tax Bills to:

WIM Core Portfolio Owner, LLC
c/o WIM Net Lease Acquisitions, LLC
3414 Peachtree Road NE, Suite 250
Atlanta, Georgia 30326

REAL ESTATE TRANSFER TAX

14-Aug-2017



COUNTY: 1,737.75
ILLINOIS: 3,475.50
TOTAL: 5,213.25

27-26-203-049-0000 | 20170701696505 | 0-940-762-048

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TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the Property to the center lines thereof; **TOGETHER** with the hereditaments and appurtenances and all the estate and rights of the Grantor in and to the Property; **TO HAVE AND TO HOLD** the Property unto the Grantee, the heirs or successors and assigns of the Grantee, forever.

SUBJECT ONLY TO the matters set forth on "Exhibit B" attached hereto (the "Permitted Exceptions").

AND Grantor does fully warrant the title to the land conveyed, subject only to the Permitted Exceptions, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

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EXHIBIT A
LEGAL DESCRIPTION

OUTLOT 'A' (EXCEPT THE SOUTH 250 FEET THEREOF) IN TINLEY MEADOWS SUBDIVISION BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, ALL IN TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B
PERMITTED EXCEPTIONS

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EXHIBIT B

8. TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.

PERM TAX#
27-26-203-049-0000

12. THE RIGHTS OF FIRST MIDWEST BANK, AN ILLINOIS STATE CHARTERED BANK, AS TENANT ONLY, UNDER THE MEMORANDUM OF LEASE AGREEMENT RECORDED SEPTEMBER 30, 2016 AS DOCUMENT 1627419108.

18. THE LAND FALLS WITHIN THE BOUNDARIES OF UNION DRAINAGE DISTRICT NO. 3 OF THE TOWN OF ORLAND AND NO. 2 OF THE TOWN OF BREMEN IN COOK COUNTY, ILLINOIS.

19. GRANT MADE BY RINGER BOERSMA AND BERTHA BOERSMA, HIS WIFE, AND HENRY J. LODEWEGEN AND ALICE LODEWEGEN, HIS WIFE, TO SHELL OIL COMPANY, A CORPORATION OF DELAWARE, DATED DECEMBER 13, 1851 AND RECORDED JANUARY 11, 1852 AS DOCUMENT 2-2106, GRANTING AN EASEMENT AND RIGHT FROM TIME TO TIME TO LAY, CONSTRUCT, RECONSTRUCT, REPLACE, RENEW, LAY, REPAIR, CHANGE THE SIZE OF AND REMOVE PIPES AND PIPE LINES FOR THE TRANSPORTATION OF OIL, PETROLEUM OR ANY OF ITS PRODUCTS, GAS, WATER AND OTHER SUBSTANCES OR ANY THEREOF, OVER, THROUGH, UNDER AND ACROSS THE SOUTH 20 ACRES OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 ALSO THE NORTH 20 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND OTHER PROPERTY, SAID PIPE TO BE LOCATED WITHIN 53 FEET OF SECTION LINE WHICH IS THE CENTER LINE OF 30TH AVENUE TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND FROM SAID PIPE LINE OR LINES, OR ANY OF THEM FOR THE AFORESAID PURPOSES.

ASSIGNED TO SHELL PIPE LINE CORPORATION BY INSTRUMENT RECORDED SEPTEMBER 11, 1998 AS DOCUMENT NUMBER 98810628.

20. SURFACE DRAINAGE AND PUBLIC UTILITY EASEMENT AND THE PROVISIONS RELATING THERETO AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED APRIL 30, 1979 AS DOCUMENT 24939670, OVER THE WEST 10 FEET OF THE LAND.
21. PUBLIC UTILITY EASEMENT AND THE PROVISIONS RELATING THERETO AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED APRIL 30, 1979 AS DOCUMENT 24939670, OVER THE NORTH 5 FEET OF THE LAND.