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Site 16 | 8984440 | AY | 1 of 3

THIS INSTRUMENT PREPARED BY:

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



Doc# 1723629074 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/24/2017 12:33 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 BD 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: 12015 S. Western Avenue, Blue Island, Illinois 60404

Permanent Tax Number(s): 25-30-106-003-0000; 25-30-106-004-0000; 25-30-106-005-0000; 25-30-111-031-0000; 25-30-117-001-0000; 25-30-117-002-0000; 25-30-117-003-0000

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: 3,413.50
ILLINOIS: 6,827.00
TOTAL: 10,240.50

25-30-106-003-0000 | 20170701696496 | 1-391-510-464

S Y
P 6
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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]

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IN WITNESS WHEREOF, Grantor has signed and sealed and delivered this instrument as of the day and year first above written.

GRANTOR:

FMB PORTFOLIO BD OWNER, LLC,
a Delaware limited liability company

By: _____
Name: James Hennessey
Title: Authorized Representative

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the State and County provided above, do hereby certify that James Hennessey, the Authorized Rep of FMB PORTFOLIO BD OWNER, LLC, a Delaware limited liability company, on behalf of such entity, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Rep, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26 day of July, 2017.

Katherine F Hyde
Notary Public

My commission expires on 6/12/2018



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOTS 3, 4, AND 5 (EXCEPT THE WEST 9 FEET OF SAID LOTS) IN THE RESUBDIVISION OF LOTS 4 TO 24 AND VACATED ALLEYS IN ORIGINAL BLOCK 2 IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22 (EXCEPTING FROM SAID LOTS THAT PART THEREOF FALLING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND; BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID LOT 22, THENCE EASTERLY ALONG THE SOUTH LOT LINE OF AFORESAID LOT 22, A DISTANCE OF 7.0 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH LOT LINE OF AFORESAID LOT 13, SAID POINT BEING 9.0 FEET NORMALLY DISTANT EAST OF THE WEST LINE OF AFORESAID LOT 13 AS MEASURED ON THE NORTH LINE OF AFORESAID LOT 13 9.0 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 13, THENCE SOUTHERLY ALONG THE WEST LOT LINES OF AFORESAID LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22, A DISTANCE OF 264 FEET TO THE POINT OF BEGINNING, IN BLOCK 6 IN PATTERSON'S SUBDIVISION OF LOT 3, THE SOUTH 33 FEET OF LOT 2 AND THE NORTH 33 FEET OF LOT 4, ALL IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOT 10, LOT 9, LOT 8 AND THE NORTH 1/2 OF LOT 7 (EXCEPT THE WEST 7 FEET OF SAID LOTS THEREOF) IN THE RESUBDIVISION OF LOTS 15 TO 23 AND VACATED ALLEY IN BLOCK 4 IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B
PERMITTED EXCEPTIONS

COOK COUNTY
RECORDER OF DEEDS

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EXHIBIT B

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

PERM TAX#:

PIN#1: 25-30-106-003-0000 1 OF 7

PIN#2: 25-30-106-004-0000 2 OF 7

PIN#3: 25-30-106-005-0000 3 OF 7

PIN#4: 25-30-111-031-0000 4 OF 7

PIN#5: 25-30-117-001-0000 5 OF 7

PIN#6: 25-30-117-002-0000 6 OF 7

PIN#7: 25-30-117-003-0000 7 OF 7

19. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER THE NORTH 8 FEET OF THE EAST 8 FEET OF LOT 3 OF PARCEL 1 AS CONTAINED IN GRANT RECORDED AS DOCUMENT 92008557 AND SHOWN ON THE SURVEY DATED SEPTEMBER 1, 2016, PREPARED BY JOSEPH A. SCHUDT & ASSOCIATES FOR BOCK & CLARK'S NATIONAL SURVEYORS NETWORK, NETWORK PROJECT NO. 201504263-004 THE ("SURVEY").

1. RIGHTS OF FIRST MIDWEST BANK, AN ILLINOIS CHARTERED BANK AS TENANT, AS EVIDENCED BY A MEMORANDUM OF LEASE MADE BY AND BETWEEN FMB PORTFOLIO BD OWNER, LLC, AS LANDLORD, AND FIRST MIDWEST BANK, AN ILLINOIS STATE-CHARTERED BANK, AS TENANT, DATED SEPTEMBER 27, 2016 AND RECORDED OCTOBER 4, 2016 AND DOCUMENT NO. 1627841050.

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