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THIS INSTRUMENT PREPARED BY:

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

Doc# 1723629077 Fee \$50.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/24/2017 12:35 PM PG: 1 OF 7

AFTER RECORDING RETURN TO:

Above Space for Recorder's Use Only

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

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: 18120 S. Torrence Avenue, Lansing, Illinois 60438

Permanent Tax Number(s): 29-36-207-051-0000; 29-36-207-056-0000

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: 1,489.25
ILLINOIS: 2,978.50
TOTAL: 4,467.75

29-36-207-051-0000 | 20170701696498 | 1-745-019-840

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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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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
COUNTY OF COOK ^{SS}

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 26 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

LOTS 7, 8, 9, 10, 11, 12, 13, 14, AND 15 IN OAK GLEN CENTRAL SUBDIVISION, BEING A SUBDIVISION OF LOTS 1 TO 6, AND LOTS 8 TO 12, ALL INCLUSIVE AND VACATED STREETS AND ALLEYS, ETC. IN THE SUBDIVISION OF LOT 2 (EXCEPT THE SOUTH 50 FEET THEREOF) IN THE SUBDIVISION OF THE SOUTH 10.625 CHAINS OF THE EAST 33 1/3 ACRES OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT THEREOF BEING REGISTERED AS DOCUMENT 472403, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B
PERMITTED EXCEPTIONS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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#:

29-36-207-051-0000 (THIS TAX NUMBER AFFECTS PART OF PIQ AND NO OTHER PROPERTY)

29-36-207-056-0000 (THIS TAX NUMBER AFFECTS PART OF PIQ AND NO OTHER PROPERTY)

20. ENCROACHMENT OF THE ASPHALT DRIVE LOCATED MAINLY ON THE PROPERTY FROM THE SOUTH AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.20 FEET, AS SHOWN ON PLAT OF SURVEY PERFORMED BY JOSEPH A. SCHMIDT & ASSOCIATES FOR BOCK & CLARK'S NATIONAL SURVEYORS NETWORK DATED JANUARY 8, 2016, LAST REVISED SEPTEMBER 1, 2016, NETWORK SURVEY NO. 2015042-3-011.

RIGHTS OF FIRST MIDWEST BANK, AN ILLINOIS CHARTERED BANK AS TENANT, AS EVIDENCED BY A MEMORANDUM OF LEASE MADE BY AND BETWEEN FMB PORTFOLIO 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. 1627841060.

County Clerk's Office

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Village of Lansing

Patricia Eidam
Mayor



Office of the Treasurer

Arlette Frye
Treasurer

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name:

FMB Portfolio BD Owner, LLC
c/o Oak Street Real Estate Capital, LLC
125 S Wacker Drive #1220
Chicago, IL 60606

Telephone:

Attorney or Agent:

Michael Schultz

Telephone No.:

312-862-2833

Property Address:

18120 Torrence Avenue
Lansing, IL 60438

Property Index Number (PIN):

29-36-207-051 & 056-0000

Water Account Number:

213-4680-00-02

Date of Issuance:

July 27, 2017

(State of Illinois)

(County of Cook)

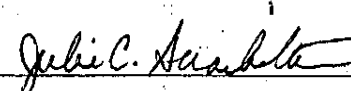
This instrument was acknowledged before
me on 7-27, 2017 by

Julie C Sciackitano.

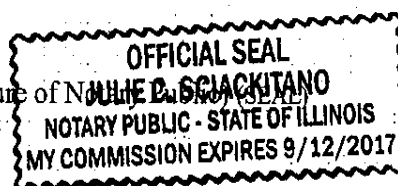
VILLAGE OF LANSING

By: 

Village Treasurer or Designee



(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.