

Site 14/8984438/AY | 1 OF 3

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THIS INSTRUMENT PREPARED BY:

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



1723706065

Doc# 1723706065 Fee \$52.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/25/2017 12:51 PM PG: 1 OF 8

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: 1030 Dixie Highway, Chicago Heights, Illinois 60411

Permanent Tax Number(s): 32-20-205-014-0000

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: 2,365.50
ILLINOIS: 4,731.00
TOTAL: 7,096.50

32-20-205-014-0000 | 20170701696360 | 1-711-072-192

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JTD

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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]

COOK COUNTY RECORDER OF DEEDS
189240013000000

**COOK COUNTY
RECORDER OF DEEDS**

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

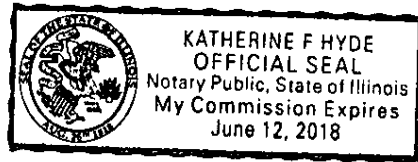
STATE OF ILLINOIS)
COUNTY OF COOK) ^{SS}

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 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 Hyde
Notary Public

My commission expires on 6/12/2018



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN THE 1030 DIXIE HIGHWAY SUBDIVISION ACCORDING TO THE FINAL PLAT OF RE-SUBDIVISION RECORDED FEBRUARY 19, 2016 AS DOCUMENT 1605029013 SECTION 20, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THAT CERTAIN EASEMENT AGREEMENT DATED DECEMBER 15, 1973 AND RECORDED FEBRUARY 6, 1974 AS DOCUMENT 22622505 FROM CHICAGO HEIGHTS NATIONAL BANK TO JETCO PROPERTIES, INC., FOR THE PURPOSE OF INGRESS AND EGRESS.

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**COOK COUNTY
RECORDER OF DEEDS**

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EXHIBIT B
PERMITTED EXCEPTIONS

COOK COUNTY
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EXHIBIT B

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

PERM TAX#: 32-20-205-014-0000

THIS TAX NUMBER AFFECTS ALL OF PIQ AND OTHER PROPERTY.

15. 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. 1627841054.
20. ORDINANCE AND AGREEMENT RECORDED JULY 28, 1978 AS DOCUMENT 24557801 AUTHORIZING THE MAYOR AND CITY CLERK OF CHICAGO HEIGHTS TO ENTER INTO SAID AGREEMENT WITH BLOOM MARKET PROPERTIES INC FOR ENFORCEMENT OF PARKING REGULATIONS IN BLOOM MARKET TOWNSHIP.
21. EASEMENT IN, UPON, UNDER, OVER AND ALONG THAT PART OF THE LAND DESCRIBED AS FOLLOWS:: THE SOUTH 20 FEET (EXCEPT THE EAST 907.36 FEET) OF THE FOLLOWING DESCRIBED REAL ESTATE TO WIT: THAT PART OF (EXCEPT THE NORTH 50 FEET THEREOF) AND (EXCEPT THAT PART THEREOF LYING IN DIXIE HIGHWAY CUT OFF) THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, AND THAT PART LYING WEST OF DIXIE HIGHWAY CUT OFF OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 DESCRIBED AS FOLLOWS:: THAT PART OF THE HEREBEFORE DESCRIBED REAL ESTATE LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF 10TH STREET 934 FEET WESTERLY OF THE WEST LINE OF DIXIE HIGHWAY CUT OFF SAID LINE BEING DRAWN SOUTHEASTERLY PARALLEL TO THE WEST LINE OF DIXIE HIGHWAY CUT OFF AND TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY RECORDED JANUARY 20, 1971 AS DOCUMENT 21376212, AND AS SHOWN ON SURVEY PERFORMED BY M. GINGERICH, GERAUX & ASSOCIATES APPROVED SURVEYOR FOR BOCK & CLARK'S NATIONAL SURVEYORS NETWORK DATED JANUARY 5, 2016 AND LAST REVISED SEPTEMBER 14, 2016 , NETWORK SURVEY NO. 201504263, 38.
22. EASEMENT RESERVED IN THE DEED FROM JET COMPANY PROPERTIES, INC., A CORPORATION OF ILLINOIS, TO JEWEL

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FOUNDATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, DATED APRIL 12, 1973 AND RECORDED APRIL 17, 1973 AS DOCUMENT 22291851, FOR THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, PERPETUAL EASEMENTS TO CONSTRUCT, OPERATE, MAINTAIN, RENEW AND RELOCATE AND REMOVE FROM TIME TO TIME UTILITY LINES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS AND DRAINS, WATER AND GAS MAINS, AND ELECTRIC AND TELEPHONE LINES TOGETHER WITH RIGHT OF ACCESS TO THE SAME, IN, OVER, UNDER, ACROSS, ALONG AND UPON TWO STRIPS OF LAND DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF DIXIE HIGHWAY CUT-OFF 843.0 FEET NORTHWESTERLY OF (AS MEASURED ALONG THE AFORESAID SOUTHWESTERLY LINE OF DIXIE HIGHWAY CUT-OFF) THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, FOR THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE CONTINUE NORTHWESTERLY ON SAID HIGHWAY 43.0 FEET; THENCE SOUTHWESTERLY AT 90 DEGREES TO SAID HIGHWAY FOR A DISTANCE OF 742.1 FEET; THENCE SOUTH AT 90 DEGREES TO LAST DESCRIBED LINE 30.0 FEET; THENCE EAST AT 90 DEGREES TO LAST DESCRIBED LINE 425.1 FEET; THENCE SOUTH AT 90 DEGREES TO LAST DESCRIBED LINE 13.0 FEET; THENCE EAST AT 90 DEGREES TO LAST DESCRIBED LINE 317.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. ALSO THE EASTERLY 12.0 FEET OF THE WESTERLY 87.0 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF DIXIE HIGHWAY CUT-OFF 552.0 FEET NORTHWESTERLY OF (AS MEASURED ALONG THE AFORESAID SOUTHWESTERLY LINE OF DIXIE HIGHWAY CUT-OFF) THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20 FOR THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF DIXIE HIGHWAY CUT-OFF 334.0 FEET; THENCE SOUTHWESTERLY AT 90 DEGREES TO SAID LINE FOR A DISTANCE OF 742.10 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE SOUTHWESTERLY LINE OF SAID DIXIE HIGHWAY CUT-OFF 317.30 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, AFORESAID; THENCE EAST ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, AFORESAID, 27.59 FEET TO A POINT 90 DEGREES SOUTHWESTERLY OF THE POINT OF BEGINNING; THENCE NORTHEASTERLY 720.14 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND AS SHOWN ON SURVEY PERFORMED BY M. GINGERICH,

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GERAUX & ASSOCIATES APPROVED SURVEYOR FOR BOCK & CLARK'S NATIONAL SURVEYORS NETWORK DATED JANUARY 5, 2016 AND LAST REVISED SEPTEMBER 14 2016, NETWORK SURVEY NO. 201504263, 38.

23. EASEMENT OVER THE NORTH 24 FEET OF THE WESTERLY 510 FEET OF THE LAND IN FAVOR OF THE LAND NORTH AND ADJOINING FOR DRIVEWAY PURPOSES AS CREATED BY GRANT BY AND BETWEEN CHICAGO HEIGHTS NATIONAL BANK AGAINST JETCO PROPERTIES, INC. DATED DECEMBER 15, 1973 AND RECORDED FEBRUARY 6, 1974 AS DOCUMENT 22622505 AND THE COVENANTS, CONDITIONS AND AGREEMENTS CONTAINED THEREIN, AS SHOWN ON THE SURVEY PERFORMED BY M. GINGERICH, GERAUX & ASSOCIATES APPROVED SURVEYOR FOR BOCK & CLARK'S NATIONAL SURVEYORS NETWORK DATED JANUARY 5, 2016 AND LAST REVISED SEPTEMBER 14, 2016, NETWORK SURVEY NO. 201504263, 38.
24. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE BY FIRST MIDWEST BANK DATED SEPTEMBER 27, 2016 AND RECORDED OCTOBER 4, 2016 AS DOCUMENT NO. 1627841048.
25. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.
- (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

COOK COUNTY
RECORDER OF DEEDS