

UNOFFICIAL COPY

Site 19/8984443/AY/1 OF 3



Doc# 1723706071 Fee \$50.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/25/2017 12:56 PM PG: 1 OF 7

THIS INSTRUMENT PREPARED BY:

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

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: 4101 W. 183rd Street, Country Club Hills, Illinois 60478

Permanent Tax Number(s): 31-03-200-024-0000

REAL ESTATE TRANSFER TAX		14-Aug-2017
	COUNTY:	1,834.00
	ILLINOIS:	3,668.00
	TOTAL:	5,502.00

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



17-232^{NO.}
8-24-17
\$18,340

UNOFFICIAL COPY

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

UNOFFICIAL COPY

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

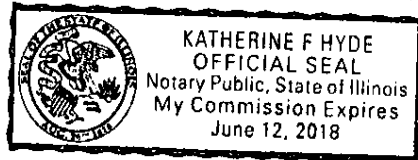
STATE OF Illinois)
) ss
COUNTY OF Cook }

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



UNOFFICIAL COPY

EXHIBIT A
LEGAL DESCRIPTION

THE NORTH 317 FEET OF THE WEST 245 FEET OF THE EAST 865 FEET OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE NORTH 50 FEET DEDICATED FOR ROAD PURPOSES BY PLAT OF DEDICATION RECORDED FEBRUARY 5, 1982 AS DOCUMENT 26136339) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B
PERMITTED EXCEPTIONS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office
COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

UNOFFICIAL COPY

EXHIBIT B

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

PIN #31-03-200-024-0000

13. RIGHTS OF FIRST MIDWEST BANK, AN ILLINOIS STATE 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. 1627841056.

21. RECIPROCAL ACCESS EASEMENT AND RESTRICTIVE AGREEMENT DATED APRIL 15, 1988 MADE BY HERITAGE BANK OF COUNTRY CLUB HILLS AND CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1979 AND KNOWN AS TRUST NUMBER 1074075 FOR INTER ALIA, ACCESS AND PARKING RIGHTS, RECORDED APRIL 15, 1988 AS DOCUMENT 88157905.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of _____

James Hennessey, being duly sworn on oath, states that he resides at o Oak Street Real Estate Capital, 125 S. Wacker Dr., Chicago, IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 4th day of August, 2017.

Katherine F Hyde

[Handwritten Signature]

