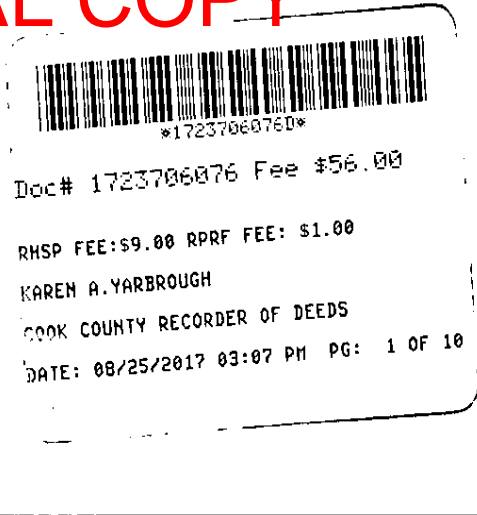


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Site 12/848436/AY/1 OF 3

THIS INSTRUMENT PREPARED BY:

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



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 A 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: 2601 ^{W.}Schaumburg Road, Schaumburg, Illinois 60194

Permanent Tax Number(s): 06-24-401-004-0000

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:	1,911.00
	ILLINOIS:	3,822.00
	TOTAL:	5,733.00
06-24-401-004-0000 20170701696334 1-862-067-136		



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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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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN FIRST FEDERAL'S SCHAUMBURG SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 4, 1995 AS DOCUMENT NUMBER 95514330, EXCEPTING THEREFROM THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF NORTH 0 DEGREES 12 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 215.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 34 DEGREES 03 MINUTES 11 SECONDS WEST, A DISTANCE OF 26.60 FEET; THENCE NORTH 46 DEGREES 33 MINUTES 04 SECONDS WEST, A DISTANCE OF 48.68 FEET TO A NORTH LINE OF SAID LOT 1; THENCE NORTH 86 DEGREES 33 MINUTES 37 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 1, A DISTANCE OF 40.57 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE SOUTH 46 DEGREES 36 MINUTES 44 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 13.66 FEET (13.68 FEET, RECORDED) TO THE EAST LINE OF LOT 1; THENCE SOUTH 0 DEGREES 12 MINUTES 56 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 48.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 22, 1994 AS DOCUMENT 94366208 FOR INGRESS, EGRESS AND PARKING OVER AND UPON THE COMMON ROADWAYS DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BARRINGTON ROAD WITH THE NORTH LINE OF SMALL DRIVE ACCORDING TO THE PLAT OF DEDICATION RECORDED APRIL 4, 1990 AS DOCUMENT NO. 90150220; THENCE SOUTH 89 DEGREES 03 MINUTES 16 SECONDS WEST ALONG SAID NORTH LINE OF SMALL DRIVE, BEING A LINE 494.09 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, 711.18 FEET TO AN INTERSECTION WITH A LINE 761.05 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 00 DEGREES 08 MINUTES 07 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE AND SAID PARALLEL LINE EXTENDED NORTHERLY 959.99 FEET TO THE SOUTHERLY LINE OF 100 FOOT WIDE SCHAUMBURG ROAD AS RELOCATED; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF SCHAUMBURG ROAD AS RELOCATED, BEING A CURVED LINE CONVEX

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SOUTHWESTERLY AND HAVING A RADIUS OF 868.51 FEET, AN ARC DISTANCE OF 542.32 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS SOUTH 75 DEGREES 37 MINUTES 51 SECONDS EAST, 533.56 FEET); THENCE NORTH 86 DEGREES 28 MINUTES 50 SECONDS EAST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 174.27 FEET; THENCE SOUTH 46 DEGREES 41 MINUTES 32 SECONDS EAST, 27.37 FEET TO AN INTERSECTION WITH THE WEST LINE OF BARRINGTON ROAD ACCORDING TO THE PLAT OF DEDICATION RECORDED APRIL 4, 1990, AS DOCUMENT NO. 90150220, SAID WEST LINE OF BARRINGTON ROAD BEING A LINE 50.00 FEET AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 08 MINUTES 07 SECONDS WEST ALONG SAID LAST DESCRIBED LINE 807.77 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY PLAT OF EASEMENTS RECORDED AUGUST 26, 1993 AS DOCUMENT 93679423 FOR SIDEWALK AND PUBLIC UTILITIES AS DESCRIBED THEREIN.

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EXHIBIT B
PERMITTED EXCEPTIONS

COOK COUNTY
RECORDER OF DEEDS

Property RECORDER OF DEEDS
COOK COUNTY Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

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EXHIBIT B

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

PERM TAX#:
06-24-401-004-0000

THIS TAX NUMBER AFFECTS PART OF PIQ AND NO OTHER PROPERTY.

15. RIGHT OF FIRST MIDWEST BANK AS TENANT ONLY WITHOUT ANY RIGHTS TO PURCHASE, AS EVIDENCED BY MEMORANDUM OF LEASE MADE BY AND BETWEEN FMB PORTFOLIO A OWNER, LLC, AS LANDLORD, AND FIRST MIDWEST BANK, AS TENANT, DATED AS OF SEPTEMBER 27, 2016, RECORDED OCTOBER 4, 2016 AS INSTRUMENT NO. 1627815116, AS SUBORDINATED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT DATED AS OF SEPTEMBER 27, 2016, RECORDED OCTOBER 4, 2016, AS DOCUMENT NO. 1627815120.
21. PERMANENT EASEMENT IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS, FOR AND ON BEHALF OF THE PEOPLE OF THE STATE OF ILLINOIS, AND THE PROVISIONS RELATING THERETO, AS TAKEN PURSUANT TO CONDEMNATION PROCEEDING FILED AS CASE NO. 2012L051265, OVER THE FOLLOWING DESCRIBED LAND:
- THAT PART OF LOT 1 AFORESAID DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF NORTH 0 DEGREES 12 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 123.76 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 17.98 FEET; THENCE NORTH 0 DEGREES 13 MINUTES 01 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 8.00 FEET; THENCE NORTH 0 DEGREES 13 MINUTES 01 SECONDS EAST, A DISTANCE OF 17.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 9.98 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 0 DEGREES 12 MINUTES 56 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 37.00 FEET TO THE POINT OF BEGINNING.
- AND SHOWN ON SURVEY PREPARED BY JLH LAND SURVEYING, INC., FOR BOCK & CLARK'S NATIONAL SURVEYORS NETWORK DATED AUGUST 24, 2016, NETWORK PROJECT NO. 201504263, 014 (THE "SURVEY")
22. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN AND GRANTED BY RECIPROCAL EASEMENT AGREEMENT BETWEEN DAYTON HUDSON CORPORATION AND

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FIRST FEDERAL BANK FOR SAVINGS RECORDED APRIL 22, 1994 AS DOCUMENT NUMBER 94366208 AND SHOWN ON THE SURVEY.

23. EASEMENT RECORDED OCTOBER 15, 1984 AS DOCUMENT 27294062 FOR GERTRUDE MCNAUGHT ODLUM TO NORTHWEST SUBURBAN MUNICIPAL ACTION WATER AGENCY OF A PERPETUAL AND NON-EXCLUSIVE EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN INSPECT, REPAIR, ALTER, REPLACE, MOVE AND REMOVE WATER PIPELINES, VALVE, WATER MAIN OR OTHER WATER DISTRIBUTOR EQUIPMENT UNDER, OVER, UPON THOUGH AND ACROSS THE FOLLOWING DESCRIBED SUBJECT TO THE CONDITIONS AND RESTRICTIONS CONT'D THEIR SAID EASEMENT IS DESCRIBED AS FOLLOWS::

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF BARRINGTON ROAD WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RELOCATED SCHAMBURG ROAD: THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BARRINGTON ROAD A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 45.00 FEET: THENCE NORTHERLY AT RIGHT ANGLES TO THE PREVIOUSLY DESCRIBED COURSE A DISTANCE OF 22.34 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 93 DEGREE 20 SECONDS TO THE LEFT FROM THE PREVIOUSLY DESCRIBED COURSE, SAID LINE BEING PARALLEL TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF RELOCATED SCHAMBURG ROAD, A DISTANCE OF 43.76 FEET: THENCE NORTHERLY AT RIGHT ANGLES TO THE PREVIOUSLY DESCRIBED COURSE A DISTANCE OF 20.00 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE: THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 70.00 FEET: THENCE SOUTHEREASTERLY A DISTANCE OF 27.45 FEET TO THE POINT OF BEGINNING;

AND AS SHOWN ON THE PLAT OF FIRST FEDERAL'S SCHAMBURG SUBDIVISION RECORDED AS DOCUMENT NUMBER 95514330 AND SHOWN ON THE SURVEY.

24. GRANT OF EASEMENT DATED AUGUST 31, 1989 AND RECORDED NOVEMBER 22, 1989 AS DOCUMENT NUMBER 89558372 MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 21, 1985 AND KNOWN AS TRUST NUMBER 110571 IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND

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REMOVE FROM TIME TO TIME, POLES, WIRE CABLES, CONDUITS, MANHOLES, TRANSFORMERS, ETC., TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND THE RIGHT FROM TIME TO TIME TO TRIM OR REMOVE TREES, BUSHES AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM SURFACE AND SUB-SURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE GRANT HEREIN GIVEN, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SITUATED AND DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 24, WITH THE WEST LINE OF BARRINGTON ROAD, BEING A LINE 50 FEET AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 24; THENCE SOUTH 89 DEGREES, 03 MINUTES, 16 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 24, 15.00 FEET TO AN INTERSECTION WITH A LINE 15.00 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH SAID WEST LINE OF BARRINGTON ROAD; THENCE NORTH 00 DEGREES, 08 MINUTES, 07 SECONDS EAST, ALONG SAID LAST DESCRIBED PARALLEL LINE, 1316.30 FEET TO AN INTERSECTION WITH THAT SOUTHERLY LINE OF RELOCATED SCHAUMBURG ROAD; THENCE SOUTH 46 DEGREES, 41 MINUTES, 31 SECONDS EAST ALONG SAID LAST DESCRIBED SOUTHERLY LINE, 20.57 FEET TO AN INTERSECTION WITH SAID WEST LINE OF BARRINGTON ROAD; THENCE SOUTH 00 DEGREES, 08 MINUTES, 07 SECONDS WEST ALONG SAID LAST DESCRIBED WEST LINE, 1301.95 FEET TO THE POINT OF BEGINNING;

AND AS SHOWN ON THE PLAT OF FIRST FEDERAL'S SCHAUMBURG SUBDIVISION RECORDED AS DOCUMENT NUMBER 95514330.

AND SHOWN ON THE SURVEY.

25. PUBLIC UTILITY AND SIDEWALK EASEMENTS CREATED BY PLAT OF EASEMENTS RECORDED AUGUST 26, 1993 AS DOCUMENT 93679423 AND AS SHOWN ON THE PLAT OF FIRST FEDERAL'S SCHAUMBURG SUBDIVISION RECORDED AS DOCUMENT 95514330, AND THE PROVISIONS RELATING THERETO CONTAINED IN SAID PLATS AND SHOWN ON THE SURVEY.

SEE RECORDED INSTRUMENTS FOR PARTICULARS

26. UTILITY EASEMENT AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF FIRST FEDERAL'S SCHUAMBURG SUBDIVISION RECORDED AS DOCUMENT NUMBER 95514330.

(AFFECTS THE NORTH 10 FEET, THE WEST 20 FEET, THE EAST 15 FEET AND THE SOUTH 20 FEET OF THE LAND)

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AND SHOWN ON THE SURVEY.

- 27. NOTATION AS CONTAINED IN THE PLAT OF FIRST FEDERAL'S SCHUAMBURG SUBDIVISION RECORDED AS DOCUMENT NUMBER 95514330:

LOT 1 SHALL HAVE NO DIRECT ACCESS TO BARRINGTON OR SCHUAMBURG ROADS

AND SHOWN ON THE SURVEY.

Property of Cook County

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Office