

# UNOFFICIAL COPY

This instrument was prepared by:

Julie O. Ehrlich  
DLA Piper LLP (US)  
203 North LaSalle Street, Suite 1900  
Chicago, Illinois 60601

After recording return to:

Brown Rudnick LLP  
One Financial Center  
Boston, Massachusetts 02111  
Attention: Kevin P. Joyce, Esq.

Mail tax bills to:

Plymouth MWG 6000 West 73rd LLC  
c/o Plymouth Industrial REIT, INC  
260 Franklin Street, 6th Floor  
Boston, Massachusetts 02110

(CTE, 8985635, )  
10/24/2017



Doc# 1734006017 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/06/2017 10:01 AM PG: 1 OF 6

## SPECIAL WARRANTY DEED

(6000 West 73rd Street, Bedford Park, Illinois)

This Special Warranty Deed is made this 30 day of November, 2017, between BIGS Mortgage LLC, a Delaware limited liability company ("Grantor"), whose address is c/o The Goldman Sachs Group, Inc., 6011 Connection Drive, Irving, Texas 75039, and Plymouth MWG 6000 West 73rd LLC, a Delaware limited liability company ("Grantee"), whose address is c/o Plymouth Industrial REIT, Inc., 260 Franklin Street, 6th Floor, Boston, Massachusetts 02110, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, the real estate described on Exhibit A attached hereto, situated in the County of Cook and State of Illinois.

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

**TO HAVE AND TO HOLD** the said premises as described above, with the appurtenances, subject to the matters set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"), unto the Grantee, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but not otherwise, SUBJECT TO all claims arising under or by virtue of the Permitted Exceptions.

[Signature Page Follows]

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IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed the day and year first above written.

**BIGS MORTGAGE LLC,**  
a Delaware limited liability company

By: *Christina Li*  
Name: Christina Li  
Title: Authorized Signatory

STATE OF New York )  
COUNTY OF New York ) SS.



I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Christina Li, the authorized signatory of BIGS MORTGAGE LLC, a Delaware limited liability company, being the Grantor in the foregoing instrument, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of the Grantor, all for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 16<sup>th</sup> day of November, 2017.

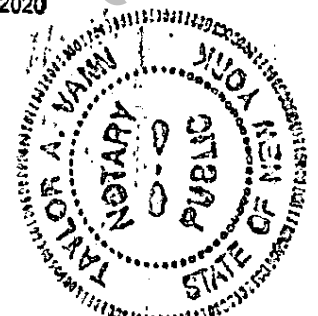
*Taylor A. Vann*  
Notary Public

My Commission expires:

August 1, 2020

TAYLOR A. VANN  
Notary Public, State of New York  
No. 01VA6345694  
Qualified in New York County  
Certificate Filed in New York County  
Commission Expires August 01, 2020

REAL ESTATE TRANSFER TAX		06-Dec-2017	
COUNTY:	3,132.25	ILLINOIS:	6,264.50
TOTAL:	9,396.75		
19-29-100-060-0000		20171101658670   0-190-070-720	



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## EXHIBIT A

### LEGAL DESCRIPTION

#### **PARCEL ONE:**

THAT PART OF THE SOUTH 1,103.0 FEET OF THE NORTH 1,303.0 FEET (MEASURED AT RIGHT ANGLES) OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE LINE 1,303.0 FEET SOUTH (MEASURED AT RIGHT ANGLES) OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 29, AFORESAID, 2,218.0 FEET DUE WEST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 29, AFORESAID; THENCE CONTINUING DUE WEST 500 FEET; THENCE DUE NORTH 435.80 FEET; THENCE DUE EAST 185.08 FEET; THENCE DUE NORTH 56.70 FEET; THENCE DUE EAST 314.92 FEET TO A POINT IN THE WEST LINE OF SOUTH MASON AVENUE 492.50 FEET DUE NORTH OF THE POINT OF BEGINNING; THENCE DUE SOUTH ALONG SAID WEST LINE OF SOUTH MASON AVENUE TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

#### **PARCEL TWO:**

THAT PART OF THE SOUTH 1,103.0 FEET OF THE NORTH 1,303.0 FEET (MEASURED AT RIGHT ANGLES) OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE LINE 1,303.0 FEET SOUTH (MEASURED AT RIGHT ANGLES) OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 29, AFORESAID, 2,218.0 FEET DUE WEST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 29, AFORESAID; THENCE CONTINUE DUE WEST 500.0 FEET; THENCE DUE NORTH 435.80 FEET; THENCE DUE EAST 169.08 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE DUE NORTH 32.0 FEET; THENCE DUE EAST 16.0 FEET; THENCE DUE SOUTH 32.0 FEET; THENCE DUE WEST 16.0 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

#### **PARCEL THREE:**

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS GRANTED IN THE DECLARATION OF EASEMENT RECORDED JULY 20, 2005 AS DOCUMENT 0520102237 AND AS CREATED BY THE DEED RECORDED NOVEMBER 3, 2005 AS DOCUMENT 0530720196 FOR INGRESS AND EGRESS OVER THE NORTH 17.50 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SOUTH 1103 FEET OF THE NORTH 1303 FEET (MEASURED AT RIGHT ANGLES) OF SECTION 29 AFORESAID DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN A LINE 1303 FEET SOUTH (MEASURED AT RIGHT ANGLES) OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 29 AFORESAID, 2218 FEET DUE WEST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 29, AFORESAID; THENCE DUE NORTH 475 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE DUE WEST 314.92 FEET; THENCE DUE NORTH 35 FEET; THENCE DUE EAST 314.92 FEET; THENCE DUE SOUTH 35 FEET TO THE POINT OF BEGINNING.

Common Address: 6000 West 73rd Street, Bedford Park, IL 60638

Tax Parcel Identification Nos.: 19-29-100-060-0000, 19-29-200-039-0000, 19-29-200-062-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES NOT YET DUE OR PAYABLE.
2. MATTERS CREATED BY, THROUGH OR UNDER THE GRANTEE.
3. MATTERS SHOWN ON THE SURVEY PREPARED BY JLH LAND SURVEYING INC., DATED AUGUST 28, 2017 AND DESIGNATED AS JOB NUMBER 201703121-8.
4. DECLARATION OF EASEMENT RECORDED JULY 20, 2005 AS DOCUMENT 0520102237.
5. RIGHTS OF TENANTS UNDER UNRECORDED LEASES.
6. RIGHTS OF LICENSES AND THIRD PARTIES UNDER UNRECORDED LICENSE AGREEMENTS AND SERVICE CONTRACTS, IF ANY.

Property of Cook County Clerk's Office

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS        }  
  } ss.  
COUNTY OF COOK        }

Dated as of November 30, 2017

BIGS Mortgage LLC, a Delaware limited liability company (“Owner”), having an address of c/o The Goldman Sachs Group, Inc., 6011 Connection Drive, Irving, Texas 75039, being duly sworn on oath, states that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 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.

- The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
- The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 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 public use.
- Conveyances made to correct descriptions in prior conveyances.
- 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.

CHECK THE REASON ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Owner further states that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[The remainder of this page has intentionally been left blank; signature page follows.]

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IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed this 28 day of November, 2017.

BIGS MORTGAGE LLC, a Delaware limited liability company

By: Christina Li  
Name: Christina Li  
Title: Authorized Signatory

Property of Cook County Clerk's Office

Subscribed and sworn to before me  
this 28th day of November, 2017.  
Michelle Pontarelli  
Notary Public

