

# UNOFFICIAL COPY

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**This Instrument Prepared by:**

Winston & Strawn LLP  
35 W. Wacker Drive  
Chicago, Illinois 60601  
Attention: James P. Healy, Jr., Esq.

**After Recording Return to:**

Seyfarth Shaw LLP  
233 S. Wacker Drive, Suite 8000  
Chicago, Illinois 60606  
Attention: Joel D. Rubin, Esq.

**Mail Tax Statements to:**

Arlington Industrial Owner LP  
c/o SK Realty Management LLP  
254 West 31st Street, 4th Floor  
New York, New York 10001

Doc#: 1800315048 Fee: \$58.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 01/03/2018 10:06 AM Pg: 1 of 6

Dec ID 20171201671202

ST/CO Stamp 0-622-945-312 ST Tax \$13,450.00 CO Tax \$6,725.00

**For Recorder's Use Only**

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed on the date indicated on the acknowledgment, but effective as of December 29, 2017, by MLRP 425 ALGONQUIN LLC, a Delaware limited liability company ("Grantor"), in favor of ARLINGTON INDUSTRIAL OWNER LP, a Delaware limited partnership ("Grantee").

Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby WARRANT, CONVEY, GRANT, SELL, REMISE, RELEASE and ALIENATE unto Grantee, and its successors and assigns, the following described real property situated in the Village of Arlington Heights, County of Cook, State of Illinois and legally described in **Exhibit A** attached hereto and made a part hereof (the "Land"), together with (i) all improvements situated on, over and/or under the Land, (ii) all rights, benefits, privileges, easements, tenements, hereditaments, rights-of-way and other appurtenances thereon or in any way appertaining thereto, and (iii) all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such Land (collectively, the "Property").

This conveyance is made by Grantor and accepted by Grantee subject only to those matters set forth on **Exhibit B** attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

[Signature Page Follows]



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## EXHIBIT A

To Special Warranty Deed  
LEGAL DESCRIPTION OF THE LAND  
(3 pages)

### **PARCEL 1:**

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 417.30 FEET SOUTH OF THE QUARTER CORNER BETWEEN SECTIONS 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE DUE SOUTH ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 15 FOR A DISTANCE OF 56.21 FEET TO THE POINT OF BEGINNING FOR THE ABOVE DESCRIBED TRACT OF LAND, SAID POINT BEING THE INTERSECTION OF SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 15 AND THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS PER DOCUMENT 11194084; THENCE CONTINUOUSLY DUE SOUTH ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1301.96 FEET, MORE OR LESS, TO A POINT IN THE NORTHEASTERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY AS PER CASE NO. 70L738 BY QUICK TAKE ORDER ON FEBRUARY 9, 1970; THENCE SOUTH 54 DEGREES, 50 MINUTES, 46 SECONDS EAST, A DISTANCE OF 492.94 FEET TO A POINT IN A CURVE LINE OF THE NORTHEASTERLY LINE OF NORTHERN ILLINOIS TOLL HIGHWAY, AS CONSTRUCTED; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE, CONVEX TO SOUTHWESTERLY AND HAVING A RADIUS OF 11,584.20 FEET FOR AN ARC DISTANCE OF 62.65 FEET; THENCE NORTH 08 DEGREES, 14 MINUTES, 10 SECONDS EAST, A DISTANCE OF 160.66 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES EAST, A DISTANCE OF 69.00 FEET TO A POINT BEING 547.05 FEET EAST OF (AS MEASURED PERPENDICULAR) SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE DUE NORTH ALONG A LINE BEING 547.05 FEET EAST OF (AS MEASURED PERPENDICULAR) SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1180.68 FEET, MORE OR LESS TO A POINT IN SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD; THENCE NORTH 62 DEGREES, 48 MINUTES, 40 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD, A DISTANCE OF 615.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

### **PARCEL 2:**

THE EAST 95.01 FEET OF THAT PART OF THE EAST 522.33 FEET OF LOT 1 OF AUGUST BUSSE'S DIVISION OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE FOLLOWING DESCRIBED PART OF SAID LOT 1:

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BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 16, SAID POINT BEING 4.3 FEET NORTH OF AN IRON PIPE IN THE SOUTHEAST CORNER OF AFORESAID LOT 1; THENCE NORTH, A DISTANCE OF 295.6 FEET ALONG THE EAST LINE OF SAID SECTION 16; THENCE NORTHWESTERLY, A DISTANCE OF 414.9 FEET ALONG A LINE, WHICH MAKES A LEFT DEFLECTION OF 57 DEGREES, 45 MINUTES WITH THE LAST DESCRIBED COURSE OF THE NORTH LINE OF SAID LOT 1; THENCE WEST, A DISTANCE OF 171.3 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF THE EAST 522.33 FEET OF LOT 1; THENCE SOUTH, A DISTANCE OF 188.4 FEET ALONG THE WEST LINE OF THE EAST 522.33 FEET OF LOT 1; THENCE SOUTHEASTERLY, A DISTANCE OF 617.6 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS; (EXCEPT THAT PART THEREOF TAKEN FOR NORTHERN ILLINOIS TOLL HIGHWAY AS PER CASE NO. 70L738 BY QUICK TAKE ORDER DATED FEBRUARY 9, 1970).

## PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR DRAINAGE PURPOSES TO CONSTRUCT, OPERATE, MAINTAIN, RENEW AND RELOCATE COVERED DRAINAGE FACILITIES FOR THE TRANSMISSION OF STORM WATER ALONG AND UPON THE EASEMENT ARE TO BE DESCRIBED, AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 27, 1972 AND KNOWN AS TRUST NUMBER 45220 AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1977 AND KNOWN AS TRUST NUMBER 52259, DATED SEPTEMBER 7, 1977 AND RECORDED OCTOBER 3, 1977 AS DOCUMENT 24131918, OVER THE FOLLOWING DESCRIBED LAND:

A 20-FOOT WIDE PARCEL LOCATED IN PART OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE CENTER LINE OF SAID 20-FOOT WIDE PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF PREMISES AS PER DEED RECORDED NOVEMBER 3, 1845 AS DOCUMENT 23956, SAID POINT BEING 10.00 FEET NORTH OF THE WESTWARDLY EXTENSION OF THE CENTERLINE OF BROOK DRIVE IN CLEARBROOK INDUSTRIAL PARK SUBDIVISION; THENCE SOUTH 89 DEGREES, 59 MINUTES, 00 SECOND WEST, A DISTANCE OF 219.04 FEET; THENCE SOUTH 44 DEGREES, 59 MINUTES, 00 SECOND WEST, A DISTANCE OF 14.14 FEET TO A POINT IN THE SAID WESTWARDLY EXTENSION OF CENTERLINE OF BROOK DRIVE; THENCE SOUTH 89 DEGREES, 59 MINUTES, 00 SECOND WEST, A DISTANCE OF 730.07 FEET; THENCE NORTH 54 DEGREES, 50 MINUTES, 46 SECONDS WEST, A DISTANCE OF 241.52 FEET TO A POINT IN THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, SAID POINT BEING 12.23 FEET NORTH (AS MEASURED ALONG SAID WEST LINE OF THE SOUTHWEST 1/4) OF THE INTERSECTION OF THE NORTHEASTERLY LINE OF

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NORTHERN ILLINOIS TOLL HIGHWAY AS PER CASE NO. 70L738 BY QUICK TAKE ORDER ON FEBRUARY 9, 1970, WITH THE WEST LINE OF SAID SOUTHWEST 1/4, IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART THEREOF LYING WEST OF A LINE, BEING 547.05 FEET EAST OF AND PERPENDICULAR TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS), WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 93477242 AND AS AMENDED FROM TIME TO TIME.

Commonly known as: 425 E. Algonquin Road, Arlington Heights, Illinois, *60005-4620*

PINs: 08-15-302-030-0000  
08-15-401-041-0000

REAL ESTATE TRANSFER TAX		29-Dec-2017
COUNTY:		6,725.00
ILLINOIS:		13,450.00
TOTAL:		20,175.00
08-15-302-030-0000   20171201071202   0-622-945-312		

Property of Cook County Clerk's Office

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## EXHIBIT B

### To Special Warranty Deed PERMITTED EXCEPTIONS

425 E. Algonquin Road, Arlington Heights, Illinois

1. Rights of Advanced Mechanical Systems, Inc., F.H. Paschen, S.N. Nielsen & Associates LLC (and its subtenant AMEC Environmental & Infrastructure, Inc. claiming by, through and under it), Yahee Technologies Corp., and Sheet Metal Werks, Inc., as tenants only, under unrecorded, unexpired leases with no right of first refusal or option to purchase.
2. Liens for real estate taxes for 2017 and subsequent years and assessments not due and payable as of the effective date hereof.
3. All exceptions to title disclosed by the public records, including:
  - a) Terms, provisions, and conditions relating to the easement described as Parcel 3, recorded October 3, 1977 as document 24131918 contained in the instrument creating said easement; together with the rights of the adjoining owner or owners to the concurrent use of said easement.
  - b) Rights of the public, the State of Illinois and the municipality in and to that part of the land, if any, taken or used for road purposes by instruments recorded February 1, 1996 documents 96086094 and 96086095.
  - c) Easement for sanitary sewer and water main, as created by Plat of Easement dated July 21, 1968 and recorded August 6, 1968 as document 20921994.
  - d) Easement created in Easement Agreement made by and between LaSalle National Bank, as Trustee under Trust Number 45220 and Lois E. Klehm, dated September 7, 1977 and recorded September 21, 1977 as Document 24115751.
  - e) Easement created in Easement Agreement made by and between LaSalle National Bank, as Trustee under Trust Number 52259 and LaSalle National Bank, as Trustee under Trust Number 45220, dated September 7, 1977 and recorded October 3, 1977 as document 24131919.
  - f) Easement created in Easement Agreement made by and between LaSalle National Bank, as Trustee under Trust Number 52259 and Lois E. Klehm dated September 20, 1977 and recorded October 3, 1977 as document 24131920.
  - g) Rights of the public and of the Village of Arlington Heights in and to the following land condemned for water mains and sanitary sewers on a portion of Village of Arlington Heights filed January 16, 1969 in the Circuit Court of Cook County, Illinois as Case No. 69C045:
 

Easement 20 feet in width for sanitary sewer lying between the Easterly line of land and Northeasterly line of the Northern Illinois Toll Highway right of way.

Easement 20 feet in width for water main lying between the Easterly line of land and the Northeasterly right of way of the Northern Illinois Toll Highway.

Easement 30 feet in width for water main and sanitary sewer lying parallel with and adjoining the Northeasterly line of the Northern Illinois Toll Highway.
4. Relinquishment of all rights or easements of access, crossing, light, air and view over adjoining land dedicated for road purposes as F.A.I. Route 90.
5. All matters which are disclosed by an inspection and/or survey of the Property, including by that certain ALTA/NSPS survey made by Weaver Consultants Group on November 20, 2017, and last revised on December 12, 2017, designated Job No. 1393-510-09.