

# UNOFFICIAL COPY

**PREPARED BY:**

Kelley Drye & Warren LLP  
333 West Wacker Drive, 26th Floor  
Chicago, IL 60606


**WHEN RECORDED MAIL TO:**

Steven B. Greenhut  
Balch & Bingham LLP  
841 Prudential Drive Suite 1400  
Jacksonville, FL 32207

**SEND FUTURE TAX BILLS TO:**

Bridge Investment Group  
1800 Parkway Place, Suite 235  
Marietta, Georgia 30067

8985499 YKO

  
\*1801134035D\*

Doc# 1801134035 Fee \$50.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 01/11/2018 11:17 AM PG: 1 OF 7

(Above Space for Recorder's use only)


**SPECIAL WARRANTY DEED**

**PIEDMONT – WINDY POINT II, LLC**, a Delaware limited liability company (formerly known as Wells REIT – Windy Point II, LLC) (“Grantor”), whose address is c/o Piedmont Office Realty Trust, Inc., 11695 Johns Creek Parkway, Suite 350, Johns Creek, Georgia 30097, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto **BOF IL WINDY POINTE II LLC**, a Delaware limited liability company (“Grantee”) and its successors and assigns, whose address is c/o Bridge Investment Group, 1800 Parkway Place, Suite 235, Marietta, Georgia 30067, the following described real estate situated in the County of Cook and State of Illinois (the “Property”), to wit:

Legal Description: See Exhibit A attached hereto and by this reference made a part hereof;  
Permanent Index Number(s): 07-12-400-053-0000;  
Property Address: 1600 McConnor Parkway, Schaumburg, Illinois 60173;

Together with all and singular the hereditaments and appurtenances belonging thereto, or in anyway appertaining, and the reversion or reversions, remainder or remainders 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 Property.

**TO HAVE AND TO HOLD** the said Property as described above, with the appurtenances, unto the Grantee and its successors and assigns, FOREVER.

  
VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX  
33378 \$61,000.00

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And the Grantor, for itself and its successors, WILL WARRANT AND DEFEND, said Property against all persons lawfully claiming, or to claim the same, by, through or under it; provided, however, that this conveyance is made subject to the following exceptions and encumbrances: the lien of general and special real estate taxes and assessments not yet due and payable; and all matters set forth on Exhibit B attached hereto.

**[remainder of page intentionally left blank]  
[signature page(s) follow immediately]**

Property of Cook County Clerk's Office

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3rd IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day of January, 2018.

GRANTOR

**PIEDMONT – WINDY POINT II, LLC,**  
a Delaware limited liability company

By: Piedmont Operating Partnership, LP, a Delaware limited partnership, its sole member

By: Piedmont Office Realty Trust, Inc., a Maryland corporation, its sole General Partner

By: Robert E. Bowers  
Name: Robert E. Bowers  
Title: Executive Vice President

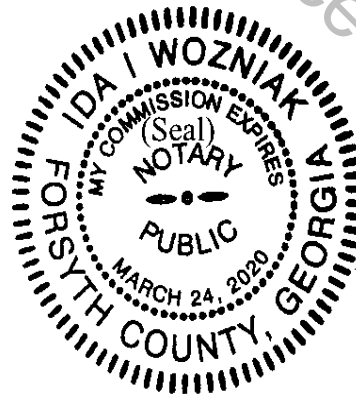
STATE OF Georgia )  
COUNTY OF Fulton ) ss.



I, Ida I. Wozniak, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert E. Bowers, the Executive Vice President Piedmont Office Realty Trust, Inc., the sole general partner of Piedmont Operating Partnership, LP, the sole member of **PIEDMONT – WINDY POINT II, LLC**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, 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 entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 26<sup>th</sup> day of December, 2017.

Ida I. Wozniak  
Notary Public

My Commission Expires: March 24, 2020



REAL ESTATE TRANSFER TAX		09-Jan-2018	
	COUNTY:	30,500.00	
	ILLINOIS:	61,000.00	
	TOTAL:	91,500.00	
07-12-400-053-0000   20180101679961   1-179-380-768			

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## EXHIBIT A

### Legal Description

#### Parcel 2:

Lot 2 in Windy Point of Schaumburg in Section 12, Township 41 North Range 10, East of the Third Principal Meridian according to the plat thereof recorded as document number 99137488, in Cook County, Illinois.

#### Parcel 3:

Easements for ingress and egress, utilities, storm drainage, parking and signage for the benefit of Parcels 1 and 2 aforesaid as set forth in the Declaration of Covenants, Conditions, Restrictions, Reciprocal Rights and Easements for Windy Point of Schaumburg Subdivision recorded February 9, 1997, as document number 99137489, and as amended by First Amendment recorded as document number 99474175 and by Second Amendment recorded as document number 09025166.

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## EXHIBIT B

### Permitted Exceptions

- a. TAXES FOR THE YEAR(S) 2017.
- b. EASEMENT FOR INGRESS AND EGRESS MADE BY UNION OIL COMPANY OF CALIFORNIA, A CORPORATION OF CALIFORNIA, TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED MAY 7, 1974 AS DOCUMENT 22709206. OF A PERPETUAL EASEMENT AND RIGHT OF WAY IN, UPON, ALONG AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:  

A STRIP OF LAND 20 FEET IN WIDTH COMMENCING AT THE CENTER OF SAID SECTION 12; THENCE NORTH ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF THE SAID SECTION A DISTANCE OF 238.15 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY; THENCE NORTHWESTERLY ALONG THE SAID RIGHT OF WAY LINE A DISTANCE OF 1167.70 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID LINE A DISTANCE OF 20 FEET TO A POINT ON THE EAST LINE OF MEACHAM ROAD AS WIDENED; THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 380 FEET TO A POINT; THENCE EAST 20 FEET TO A POINT; THENCE NORTH 330 FEET TO THE POINT OF BEGINNING (AS SHOWN ON EXHIBIT "A" ATTACHED THERETO)
- c. AGREEMENT DATED MAY 28, 1982 AND RECORDED JUNE 25, 1982 AS DOCUMENT 26272215 AND ALSO AS DEPICTED ON PLAT OF EASEMENT RECORDED AS DOCUMENT 26272215 MADE BY UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, TO THE VILLAGE OF SCHAUMBURG RELATING TO AN EASEMENT FOR THE PURPOSE OF THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACE OF AN UNDERGROUND WATERMAIN COVERING CERTAIN PROPERTY SITUATED IN THE VILLAGE OF SCHAUMBURG, AND THE TERMS CONTAINED THEREIN.
- d. GRANT OF EASEMENT AND DEDICATION MADE BY UNION OIL COMPANY OF CALIFORNIA TO NORTHWEST SUBURBAN MUNICIPAL JOINT ACTION WATER AGENCY RECORDED JUNE 14, 1982 AS DOCUMENT 26258380, OF A PERPETUAL EASEMENT ON, UNDER AND ACROSS PART OF THE LAND FOR INSTALLING, MAINTAINING, REPAIRING AND REPLACING OF AN UNDERGROUND WATER MAIN WITH METER AND PRESSURE CONTROL VAULT AND AN ABOVE-GRADE CONTROL BUILDING OVER THE VAULT, WITH A DRIVEWAY FOR INGRESS AND EGRESS, AND THE TERMS AND PROVISIONS AS THEREIN CONTAINED. CONSENT TO EASEMENT AGREEMENT DATED

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MARCH 8, 1983 AND RECORDED MAY 3, 1983 AS DOCUMENT 26591233 MADE BY AND BETWEEN NORTHERN ILLINOIS GAS COMPANY AND NORTHWEST SUBURBAN MUNICIPAL JOINT ACTION WATER AGENCY.

- e. THIRD AMENDED AND RESTATED ANNEXATION AGREEMENT MADE BETWEEN UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION DOING BUSINESS AS "UNOCAL" ("UNION OIL"); UNOCAL LAND AND DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION ("UNOCAL LAND"); COMMUNITY CENTERS ONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY; IKEA PROPERTY, INC., A DELAWARE CORPORATION AND THE VILLAGE OF SCHAUMBURG, RECORDED DECEMBER 22, 1995 AS DOCUMENT 95892801. FIRST AMENDMENT THERETO RECORDED DECEMBER 30, 1997 AS DOCUMENT 97978767. ORDINANCE AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT BY THE VILLAGE OF SCHAUMBURG RECORDED FEBRUARY 3, 1998 AS DOCUMENT 98088872. SECOND AMENDMENT THERETO RECORDED JULY 23, 1998 AS DOCUMENT 98639896.
- f. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DOCUMENT RECORDED FEBRUARY 9, 1999 AS DOCUMENT NO. 99137489. FIRST AMENDMENT THERETO RECORDED MAY 17, 1999 AS DOCUMENT 99474175. SECOND AMENDMENT THERETO RECORDED NOVEMBER 1, 1999 AS DOCUMENT 09025166. ASSIGNMENT OF DECLARANT'S RIGHTS EXECUTED BY WINDY POINT OF SCHAUMBURG, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO WELLS OPERATING PARTNERSHIP, L.P., A DELAWARE LIMITED PARTNERSHIP, RECORDED JANUARY 3, 2002 AS DOCUMENT 0020011721.
- g. WATER MAIN EASEMENT CREATED BY PLAT OF EASEMENT RECORDED JULY 9, 1998 AS DOCUMENT 98591530.
- h. EASEMENTS FOR PUBLIC UTILITIES AND INGRESS AND EGRESS AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 99137488, AS AMENDED BY PARTIAL RELEASES RECORDED AS DOCUMENT NUMBERS 00971197, 00971198, 00973515 AND 0010608530 AND AS RELOCATED BY PLAT OF EASEMENT AND VACATION RECORDED AS DOCUMENT 00996627.

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- i. ORDINANCE GRANTING PRELIMINARY B-3 DEVELOPMENT PLAN APPROVAL, SITE PLAN APPROVAL - LOTS 1 AND 2, BUILDING HEIGHT VARIATION AND AMENDMENT TO THE UNOCAL ANNEXATION AGREEMENT AND MASTER DEVELOPMENT PLAN, A COPY OF WHICH WAS RECORDED JUNE 8, 2000 AS DOCUMENT 00419038.
- j. TWENTY FOOT (20 FT.) WATER MAIN EASEMENT IN FAVOR OF NORTHWEST SUBURBAN MUNICIPAL JOINT ACTION WATER AGENCY PER DOCUMENT NUMBER 26992573, OVER THE NORTHEAST SIDE OF PARCEL 2.
- k. MATTERS SHOWN ON THE ALTA/ASCM SURVEYS OF LOT 1 AND 2 PREPARED BY MACKIE CONSULTANTS, INC., LAST REVISED AND CERTIFIED DECEMBER 26, 2001 FOR LOT 1 AND LAST REVISED DECEMBER 26, 2001 AND CERTIFIED DECEMBER 28, 2001 FOR LOT 2.
- l. THE FOLLOWING, AS FOUND ON THE SURVEY OF MACKIE CONSULTANTS, INC. DATED SEPTEMBER 15, 1998: (A) UNDERGROUND ELECTRICAL LINE LOCATED ALONG THE SOUTHERLY LINE OF THE PROPERTY; (B) STORM SEWER EASEMENT ALONG THE SOUTHERLY LINE OF THE SUBJECT PROPERTY AS GRANTED BY DOCUMENT NUMBER 87579086; (C) PUBLIC UTILITY EASEMENT ALONG THE SOUTHERLY LINE OF THE SUBJECT PROPERTY AS GRANTED BY DOCUMENT NUMBER 8759086, SAID EASEMENT APPEARS TO BE 20 FEET IN WIDTH; (D) WATER MAIN LOCATED ON THE SOUTHERLY LINE OF THE PROPERTY.