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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/07/2018 02:25 PM PG: 1 OF 6

Chicago Dry LL, LLC
c/o Investcorp International Realty Inc.
280 Park Avenue, 36th Floor West
New York, New York 10017

THIS DOCUMENT PREPARED BY:

Matthew Cudwin, Esq.
Bryan Cave LLP
1290 Avenue of the Americas
New York, New York 10104

PERMANENT PARCEL NUMBERS:

15-22-301-017-0000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into this 2nd day of March, 2018, by DB CI II LLC, a Delaware limited liability company having a mailing address at c/o Brennan Investment Group, 9450 W. Bryn Mawr, Suite 750, Rosemont, Illinois 60018 ("Grantor"), to CHICAGO DRY LL, LLC, a Delaware limited liability company, having a mailing address at c/o Investcorp International Realty Inc., 280 Park Avenue, 36th Floor West, New York, NY 10017 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents GRANT, BARGAIN, SELL and CONVEY unto Grantee FOREVER the following described real estate, situated in the City of Broadview and the State of Illinois, (the "Property") more particularly described as follows:

See Exhibit A attached hereto and hereby made a part hereof.

Property Address: 2020-2050 Parkes Drive (aka 2050 S. 16th St.), Broadview, Illinois 60155

together with, all and singular, the tenements, hereditaments, easements, rights-of-way, and appurtenances belonging or in anywise appertaining to the same, subject solely to the matters set forth on Exhibit B attached hereto.

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple, subject to the matters set forth on Exhibit B attached hereto; that Grantor has good right and lawful authority to sell and convey said real property, and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE

Village of Broadview

3/7/18

2020-2050

JA

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

“GRANTOR”

DB CI II LLC, a Delaware limited liability company

By: [Signature]

Name: Michael Brennan

Title: Authorized Signatory

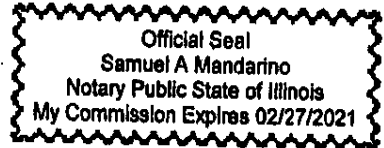
STATE OF Ill §

COUNTY OF Cook §

On February 26, 2018, before me, the undersigned, a notary public in and for said State, personally appeared Michael W Brennan, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

[Signature], Notary Public

My Commission Expires:



UNOFFICIAL COPY

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

“GRANTOR”

DB CI II LLC, a Delaware limited liability company

By: [Signature]

Name: Michael Brennan

Title: Authorized Signatory

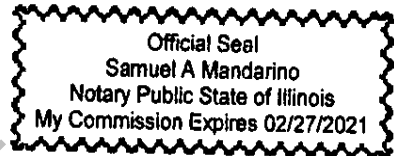
STATE OF IL §

COUNTY OF Cook §

On February 23, 2018, before me, the undersigned, a notary public in and for said State, personally appeared Michael W. Brennan, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

[Signature], Notary Public

My Commission Expires:



STATE TAX

STATE OF ILLINOIS

MAR.-7.18

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000027439

REAL ESTATE TRANSFER TAX
01350.00
FP 103037

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

MAR.-7.18

REVENUE STAMP

0000000161

REAL ESTATE TRANSFER TAX
00675.00
FP 103046

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EXHIBIT A TO DEED

LEGAL DESCRIPTION OF THE LAND

THE WEST 300 FEET OF THE NORTH 200 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT THE SOUTH 25 FEET OF THE WEST 215 FEET THEREOF AND EXCEPT THAT PART DEDICATED FOR STREET BY DOCUMENT NUMBER 19947761) OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 2020-2050 Parkes Drive (aka 2050 S. 16th St.), Broadview, Illinois 60155

PIN(S): 15-22-301-017-0000

Property of Cook County
Cook County
Recorder of Deeds
Cook County Clerk's Office
Cook County
Recorder of Deeds

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

2020-2050 Parkes Drive (aka 2050 S. 16th St.)

1. General real estate taxes for the final installment of 2017 and subsequent years not yet due and payable.
2. Easement in, upon, under, over and along the East 10 feet of the West 225 feet of the South 25 feet of the North 200 feet; also the South 10 feet of the North 200 feet (except the West 225 feet of the Northeast 1/4 of the Southwest 1/4) to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service, together with right of access to said equip, as created by grant to the Commonwealth Edison Company and the Illinois Bell Telephone Company recorded September 18, 1972 as document 22053460.
3. Easement for sewers as shown on the plat of easement recorded June 13, 1972 as document 21937030.

The East 10 feet of the West 225 feet of the South 25 feet of the North 200 feet of aforesaid East 1/2 of Southwest 1/4; and the South 10 feet of the North 200 feet of aforesaid East 1/2 of Southwest 1/4 (except the East 50 feet thereof) and (except the West 225 feet thereof); and a strip of land 15 feet wide, the northeasterly line of which is southwesterly right of way line of the Illinois Central Railroad, lying between the westerly line of 17 avenue and the North line of aforesaid East 1/2 of Southwest 1/4.

4. Easement over, through and across the West 5 feet of the land, as created by Grant to the Village of Broadview dated March 10, 1937 and recorded April 19, 1937 as document 11982113.
5. Easement upon, over, under, along and across the West 8 feet of the land, together with right of access thereto, to construct, operate, maintain and remove communication systems consisting of markers, test-terminals, conduits, etc. created by Grant to Illinois Bell Telephone Company dated March 22, 1967 as document 20096760.
6. Easement upon, over, under, along and across the West 8 feet of the North 175 feet of the land, together with right of access thereto, to construct, operate, maintain, renew, relocate and remove from time to time, wires, cables, conduits, and other facilities used in connection with underground transmission and distribution of electric, created by Grant to Commonwealth Edison Company and dated September 15, 1969 and recorded September 17, 1969 as document 20961927.
7. Rights of tenants, as tenants only, with no right of purchase, or right of first refusal to purchase under unrecorded leases.
8. The following matters disclosed by an ALTA/NSPS survey made by XCEL Consultants, as coordinated by Commercial Due Diligence Services on 1/31/2018, last revised _____, designated Job No. 18-01-0207:009:
 - a. a. Building encroaches up to 10.3' North of the North building setback line

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- b. b. Building encroaches up to 9.3' West of the West building setback line
- c. c. Building encroaches up to 9.9' South of the South building setback line

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

COOK COUNTY
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